

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO.7

DATE: December 15, 2006

GS-08P- 13980

ADDRESS OF PREMISES 16th and Wynkoop
Denver, Colorado 80202

THIS AGREEMENT made and entered into this date by and between FEPA, L.L.C.

whose address is: 1855 Blake Street, Suite 200

Denver, Colorado 80202

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease: To restate the annual rental rate in total dollars.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective December 15, 2006 as follows:

Paragraph 7 has the fifth sentence deleted in its entirety and replaced with the following:

"7. The total annual rental of \$7,452,600.30 includes the annual shell rent of \$4,646,973.40, annual base operating costs of \$1,517,978.90, annual Tenant Improvement allowance amortization of \$730,848.00 and annual real estate taxes of \$556,800.00."

"In addition, all references to \$32.22 per rentable square foot are deleted, and replaced with \$29.95 per rentable square foot. To avoid confusion, as stated earlier in Paragraph 7, the annual rent will remain at \$7,452,600.30. This figure divided into the rentable square footage of 248,849 equates to \$29.9483 per rentable square foot."

All other terms and conditions remain in effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

FEPA, L.L.C.

Title

In the presence of

GUARANTOR

OPUS NORTHWEST CONSTRUCTION, LLC

Title

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION

BY

(Signature)

(Official Title)