

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 65

TO LEASE NO. GS-LCO-13980

ADDRESS OF PREMISES

1595 Wynkoop Street Denver, CO 80202

THIS AGREEMENT, made and entered into this date by and between

DENVER EPA OC, LLC DENVER EPA OC, LLC
C/O ALL CAPITAL/GPT PROPERTIES, LLC C/O ALL CAPITAL/GPT PROPERTIES, LLC

whose address is

13625 CALIFORNIA ST.
SUITE 310
OMAHA, NE 68154-0000

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

WHEREAS, the parties hereto desire to amend the above Lease for data center electrical upgrades.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 01/03/2013, as follows:

Paragraph 98 of form SF2 "Lease for Real Property" is hereby incorporated into the Lease:

"98. The Lessor hereby agrees to complete data center electrical upgrades, to amend their current hardware infrastructure. Located on the 3rd floor. Modifications to the existing electrical infrastructure may be required to accomplish an upgrade. The cost of work shall include all necessary labor, material, equipment, supervision, and quality control as required. Upon completion of said work to the reasonable satisfaction of the Government, not to be unreasonably withheld, the Government hereto agrees to pay the lessor a lump sum amount not to exceed [REDACTED]."

Reimbursement to the Lessor will be made upon completion of the work and acceptance of the work by the GSA Contracting Officer and upon receipt of an itemized invoice from the Lessor. Approval by the GSA Contracting Officer shall occur with ten (10) business days of completion of the work. In no event shall the government make payment prior to the completion of said work.

The vendor receiving payment shall issue the invoice. Additionally, the invoice shall include a unique invoice number and cite the following PDN # PS0025382. Invoices submitted without the PDN are immediately returned to the vendor. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy of the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Vendors who are unable to process the invoices electronically may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP) PO Box 17181, Fort Worth, Texas 76102." All other terms and conditions of the lease shall remain in force and effect.

All other terms and conditions of the Lease shall remain in force and effect.

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

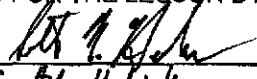
FOR THE LESSOR:

Signature: [Signature]
Name: D. C. MARRAN
Title: NOVA FOR OWNED
Entity Name: GPT REAL ESTATE SLS, INC
Date: 1-7-13

FOR THE GOVERNMENT:

Signature: [Signature]
Name: SANDRA BOWLIN
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 1/8/13

WITNESSED FOR THE LESSOR BY:

Signature: 

Name: Scott A. Hedrick

Title: Asset Manager

Date: 1-7-13