

**Supplemental Lease Agreement
Number 35****Lease Number:** LCO13980**Date:** 5/20/10**Address of Premises:** 1595 Wynkoop Street, Denver, Colorado 80202

THIS AGREEMENT, made and entered into this date by and between DENVER EPA OC, LLC c/o AllCapital/GPT Properties, LLC, whose address is 13625 California Street, Suite 310, Omaha, Nebraska 68154, 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 reflect the implementation of a pilot composting program and related goods and services.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 2010, as follows:

Paragraph 68 of form SF2 "Lease for Real Property" is hereby incorporated into the Lease:

"68. The Lessor shall provide composting services for 20 restrooms, 2 fitness center locker rooms, and 9 break rooms for one year. The invoiced amount shall not exceed [REDACTED]. The total annual composting project expense is [REDACTED]. Periodic window cleaning for the atrium interior windows is being reduced from two times a year to one time a year, resulting in a credit to the tenant of [REDACTED] per year. The tenant and lessor agree the credited amount for reduced window cleaning services will be applied to the cost of the total annual composting project expense leaving a remaining outstanding balance of [REDACTED], above.

[REDACTED]	Total expense
- [REDACTED]	Credited
[REDACTED]	Remaining balance

The vendor receiving payment shall issue the invoice. Upon completion of said work, to the reasonable satisfaction of the government, not to be unreasonably withheld or delayed, the Government agrees to pay the Lessor a lump sum about but not to exceed [REDACTED]. Reimbursement to the Lessor will be made upon completion of the work, inspection and acceptance of the work by the GSA contracting Officer and upon receipt of an itemized invoice from the Lessor. Inspection by the GSA contracting Officer shall occur within ten (10) business days of completion of the work. In no event shall the government make payment prior to the completion of the work, inspection and acceptance. Additionally the invoice shall include a unique invoice number and cite a unique invoice number and cite the following PDN number: PS0017127. 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.

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

Lessor, DENVER EPA OC, LLC

By 

Signature

In the presence of 

Signature

Director - Asset Management

Title

13625 California St, Ste 310
Omaha, NE 68154

Address

United States Of America, General Services Administration, Public Buildings Service,

By 

Signature

CONTRACTING OFFICER

Title