

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 4	DATE:
	TO LEASE NO. GS-08P-14389	

ADDRESS OF PREMISES Midland Center, LLC
100 Midland Ave
Greenwood Springs, CO 81601-9808

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

Realty Management Group, LLC

whose address is 3033 1st Ave, Suite 300
Denver, CO 80206-5619

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

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

Lease is amended,	February 1, 2012	as follows:
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This SLA is issued to modify the following paragraphs to the lease:

I. Paragraph 2 of the Lease shall be deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 1, 2012 and continuing through January 31, 2022 subject to termination and renewal rights as may be hereinafter set forth."

II. Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent of:

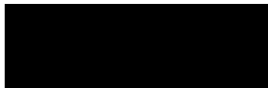
Dates	Year	Shell Rent	Tenant Improvements	Taxes	Operating Costs*	Annual Rent
2/1/2012-1/31/2013	1	\$69,600.00	\$32,973.74	\$13,050.00	\$13,050.00	\$128,673.74
2/1/2013-1/31/2014	2	\$73,732.50	\$32,973.74	\$13,050.00	\$13,050.00	\$132,806.24
2/1/2014-1/31/2015	3	\$78,082.50	\$32,973.74	\$13,050.00	\$13,050.00	\$137,156.24
2/1/2015-1/31/2016	4	\$82,606.50	\$32,973.74	\$13,050.00	\$13,050.00	\$141,680.24
2/1/2016-1/31/2017	5	\$87,391.50	\$32,973.74	\$13,050.00	\$13,050.00	\$146,465.24
2/1/2017-1/31/2018	6	\$92,437.50	\$32,973.74	\$13,050.00	\$13,050.00	\$151,511.24
2/1/2018-1/31/2019	7	\$97,701.00	\$32,973.74	\$13,050.00	\$13,050.00	\$156,774.74
2/1/2019-1/31/2020	8	\$103,225.50	\$0.00	\$13,050.00	\$13,050.00	\$129,325.50
2/1/2020-1/31/2021	9	\$109,054.50	\$0.00	\$13,050.00	\$13,050.00	\$135,154.50
2/1/2021-1/31/2022	10	\$115,188.00	\$0.00	\$13,050.00	\$13,050.00	\$141,288.00

*Operating Rent is subject to annual adjustment in accordance with Paragraph 20 of SFO No.88-8.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Realty Management Group, LLC
3033 E. 1st Ave., Suite 300
Denver, CO 80206-5619

Payment of rent checks to be sent electronically to



III. Paragraph 4 of the Lease shall be deleted in its entirety and replaced with the following:


"4. The Government may terminate this lease in whole or in part at any time on or after January 31, 2022 by giving at least 90 days' notice in writing to the Lessor and no rental shall accrue after the effective date of the termination. Said notice shall be computed commencing the day after the date of mailing."

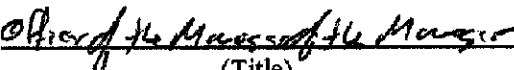
IV. Paragraph 7 of the Lease shall be deleted in its entirety and replaced with the following:

"7. In accordance with the SFO paragraph entitled Tenant Improvements Rental Adjustment, Tenant Improvements will total \$165,519.02 and will be amortized at a rate of 10%. The annual tenant improvement amount of \$32,973.74 shall be amortized through the rent for the period starting February 1, 2012 through January 31, 2019. All additional required Tenant Improvements above the Tenant Improvement allowance will be paid via lump sum payment."

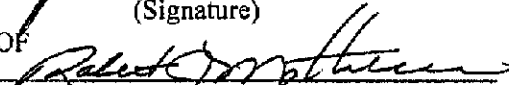
All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Realty Management Group, LLC


(Signature)



(Title)

IN PRESENCE OF


(Signature)

3033 E. FIRST AVE, DENVER, CO 80206
(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION,
PUBLIC BUILDINGS SERVICE, MOUNTAIN PLANS SERVICE CENTER.

BY 
(Signature)

CONTRACTING OFFICER
(Official Title)

End of Supplemental Lease Agreement Number 4