

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 6	DATE: 03-11-2011
	TO LEASE NO. LCO-14438	

ADDRESS OF PREMISES Colorado Plaza Towers, Tower 2
621 17th Street, 4th Floor
Denver, CO 80293-0621

THIS AGREEMENT, made and entered into this date by and between 621 17TH STREET OPERATING COMPANY, LLC

whose address is 633 17TH Street
Suite 1650
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 reflect beneficial occupancy of the space.

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

Lease is amended, effective 03-10-2011 as follows:

The following Paragraph is deleted in its entirety and replaced with following:

Paragraph 3: Effective March 10, 2011, the Government shall pay the Lessor annual rent of \$746,727.75 at the rate of \$62,227.31 per month in arrears for years 1-4 and \$783,315.00 at the rate of \$65,276.25 per month in arrears for years 5-6, including 60 on-site reserved parking spaces and free access to Plaza Towers Fitness Center for registered Agency employees ONLY.

RENT BREAKDOWN YR 1-5	RATE / RSF	ANNUAL RENT	MONTHLY RENT
SHELL RATE	\$14.62	\$465,165.00	\$38,763.75
OPERATING EXPENSES	\$8.85	\$281,562.75	\$23,463.56
FULL SERVICE RENT	\$23.47	\$746,727.75	\$62,227.31
RENT BREAKDOWN YR 6-10			
SHELL RATE	\$15.77	\$501,752.25	\$41,812.69
OPERATING EXPENSES	\$8.85	\$281,562.75	\$23,463.56
FULL SERVICE RENT	\$24.62	\$783,315.00	\$65,276.25

Broker commission credit previously agreed to in LCO-14438 - Paragraph 25, shall be deducted from the rent in the following manner.

- April 1st, 2011 - \$62,227.31 [Redacted] Commission Credit = [Redacted]
- May 1st, 2011 - \$62,227.31 [Redacted] Commission Credit = [Redacted]

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, 621 17TH STREET OPERATING COMPANY, LLC

BY

(Signature)

(Title)

IN PRESENCE OF

(Signature)

(Address)

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

BY

(Signature)

CONTRACTING OFFICER

(Official Title)