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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | | SUPPLEMENTAL AGREEMENT NO. 4 (Page 1 of 2) | DATE: 6/05/11 |
| | | TO LEASE NO. GS-08P-14495 | |
| ADDRESS OF PREMISES 600 17 th Street Denver, CO 80202-5429 | | | |
| <p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="text-align: center;">CCP/MS SSIII Denver Dominion Plaza Property Owner, LLC.</p> <p>whose address is 10 South Riverside Plaza Chicago, IL 60606</p> <p>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</p> | | | |
| Lease is effective | January 14, 2011 | as follows: | |
| <p>Paragraph 1 is hereby deleted in its entirety and replaced with the following: "The Lessor hereby leases to the Government the following described premises: 36,913 rentable square feet (r.s.f.), yielding 31,939 ANSI/BOMA Office Area square feet and related space located on the 3rd and 4th floors at Dominion Towers, 600 17th Street, Denver, CO 80202-5429, together with one (1) onsite, reserved parking space, as depicted on the attached Floor Plan (Exhibit A) (the "premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.</p> <p>Paragraph 9, TO HAVE AND TO HOLD, is hereby deleted in its entirety and replaced with the following: "The said premises with their appurtenances for the term beginning on January 14, 2011 through January 13, 2021, subject to any termination rights as may be hereinafter set forth."</p> <p>Paragraph 10 is hereby deleted in its entirety and replaced with the following: "The Government shall pay the Lessor annual rent as follows: For months 1 through 5, free rent. For months 6 through 60, annual rent of \$657,420.53 at the rate of \$54,785.04 per month in arrears. For months 61 through 120, annual rent of \$763,729.97 at the rate of \$63,644.16 per month in arrears. Rent for a lesser period shall be prorated. Rent shall be payable to: CCP- DOMINION PLAZA 3178 Pysphere Circle Chicago, IL 60674"</p> <p>Paragraph 12, TAX ADJUSTMENT, is hereby deleted in its entirety and replaced with the following: "Pursuant to Paragraph 4.2, "Tax Adjustment" for purposes of tax escalation, the Government occupies 36,913/588,841 rentable square feet (6.269%). The base rate for purposes of tax adjustment is established at \$3.02 per rentable square foot per annual."</p> | | | |

Paragraph number 25 is hereby added to the lease.

"REIMBURSABLE ITEMS: The Government agrees to reimburse the Lessor \$14,863.75 for the installation of card readers. The Lessor hereby agrees to complete and maintain all tenant improvements according to the lease agreement. Upon completion and acceptance of the project by the government, and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to:

CCP- DOMINION PLAZA

3178 Paysphere Circle


Chicago, IL 60674

The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number **PS0019820** [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to 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), P.O. Box 17181, Fort Worth, Texas 76102.


Separate invoices should be submitted for each PDN number for proper process and 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: CCP/MS SSIH Denver Dominion Plaza Property Owner, LLC.


(Signature)

IN PRESENCE OF

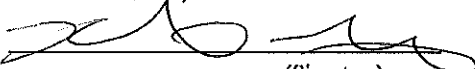

(Signature)

Vice President
(Title)

10 S. RIVERSIDE PLAZA
(Address) CHICAGO, IL 60606

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

BY


(Signature)

CONTRACTING OFFICER
(Official Title)