

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. LCO14657
ADDRESS OF PREMISES 7935 E. PRENTICE AVE, SUITE 209 GREENWOOD VILLAGE, CO 80111-2708	PDN Number: N/A

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

whose address is: 520 SW Sixth Avenue, Suite 610  
Portland, OR 97204-1516

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 correct the broker commission and commission credit.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 1, 2013 as follows:

Paragraph 1.04 is deleted in its entirety and replaced with the following:

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEPT 2011)**

- A. CBRE ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to CBRE with the remaining [REDACTED], which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.
- B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$10,357.20 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$10,357.20 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

Month 3 Rental Payment \$10,357.20 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.

This Lease Amendment contains 1 page.

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: MATTHEW FELTON

Title: MEMBER

Entity Name: DENVER PROMENADE, LLC

Date: 4/10/13

FOR THE GOVERNMENT:

Signature: [Signature]

Name: CHAD MURRAY

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 4/11/2013

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]

Name: NATALIE K. SHAKHMAN

Title: ASSET MANAGER

Date: 4/11/13