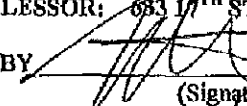
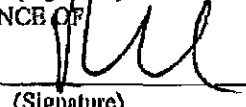
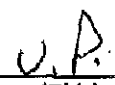
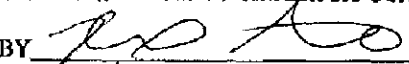


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 1	DATE 10/17/11						
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-08P-14576							
ADDRESS OF PREMISE 633 17 th Street, 10 th Floor Denver, Colorado 80202-3660								
THIS AGREEMENT, made and entered into this date by and between whose address is 633 17th STREET OPERATING COMPANY, LLC C/O TOMA WEST MANAGEMENT CORP. 633 17TH STREET, SUITE 1650 DENVER, COLORADO 80202-3660 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 finalize tenant improvement costs to be amortized into the rent, NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 20, 2011. 1. Paragraph 3 of the Lease is hereby deleted and replaced with the following: "3. The Government shall pay the Lessor annual rent of \$530,713.63 at the rate of \$44,226.14 per month in arrears for years 1-5 and \$540,719.28 at the rate of \$45,059.94 per month in arrears for years 6-10 per the rental schedule below. Free rent will apply for the first 3 months of the lease term. The first rental payment will be effective February 20, 2011. <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: left;">November 20, 2011 to February 19, 2012</td> <td style="text-align: right;">-0-</td> </tr> <tr> <td style="text-align: left;">February 20, 2012 to November 19, 2016</td> <td style="text-align: right;">\$44,226.14 per month in arrears</td> </tr> <tr> <td style="text-align: left;">November 20, 2016 to November 19, 2021</td> <td style="text-align: right;">\$45,059.94 per month in arrears</td> </tr> </table>			November 20, 2011 to February 19, 2012	-0-	February 20, 2012 to November 19, 2016	\$44,226.14 per month in arrears	November 20, 2016 to November 19, 2021	\$45,059.94 per month in arrears
November 20, 2011 to February 19, 2012	-0-							
February 20, 2012 to November 19, 2016	\$44,226.14 per month in arrears							
November 20, 2016 to November 19, 2021	\$45,059.94 per month in arrears							
Rent for a lesser period shall be prorated. Rent checks shall be made payable to: <div style="text-align: center;"> 633 17th STREET OPERATING COMPANY, LLC 633 17TH STREET, SUITE 1650 DENVER, COLORADO 80202-3660 </div> 2. Paragraph 7 of the Lease is hereby deleted and replaced with the following: "7. In accordance with SFO paragraph 3.2 entitled "Tenant Improvement Rental Adjustment", tenant improvements in the total amount of \$292,235.64 shall be amortized through the rent for 57 months at the interest rate of 8.5%. The total annual cost of tenant improvements for the amortization period shall be \$74,991.53 or approximately \$4.17 per rentable square foot." <div style="text-align: center;"> All other terms and conditions of the lease shall remain in force and effect. </div>								
IN WITNESS WHEREOF, the parties subscribed their names as of the above date. LESSOR: 633 17TH STREET OPERATING COMPANY, LLC <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY  (Signature) IN THE PRESENCE OF  (Signature) </div> <div style="width: 45%; text-align: center;">  (Title) <u>633 17th St. Denver</u> (Address) 80202 </div> </div>								
UNITED STATES OF AMERICA GSA, Public Building Services, Colorado Service Center <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY  Kristin Grit </div> <div style="width: 45%; text-align: center;"> Contracting Officer (Official Title) </div> </div>								