

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <u>10/13/10</u>																																																																													
TO LEASE NO. LCO14306																																																																															
ADDRESS OF PREMISES 18300 E. 71 st Avenue Denver, CO 80249-7368																																																																															
<p>THIS AGREEMENT, made and entered into this date by and between,</p> <p style="text-align: center;">DIBC Office I, LLC</p> <p>whose address is: 1125 17th Street Suite 2500 Denver, Colorado 80202 -2045</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease: Establish Beneficial Occupancy Date</p> <p>NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended, effective <u>October 1, 2010</u> as follows:</p> <hr/> <p>Paragraph 2 is hereby deleted and replace with the following:</p> <p>"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2010 and continuing through September 30, 2020."</p> <p>Paragraph 4 is hereby deleted and replace with the following:</p> <p>"4. The Government may terminate this lease at any time after September 30, 2015 by giving notice in writing to the Lessor of the termination at least 120 days prior to the effective date of such termination and no rental shall accrue after the effective date of the termination. The 120 days shall be computed commencing with the day after the mailing of the notice or the day after the Lessor's receipt of the notice by electronic or other means, whichever commencement day is earlier."</p> <p>The Rental Schedule is Amended to reflect correct Shell Rent</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Year</th> <th>Rentable SF</th> <th>Shell Rent</th> <th>Taxes*</th> <th>Operating Rent **</th> <th>TI</th> <th>Annual Rent</th> </tr> </thead> <tbody> <tr><td>1</td><td>1,079.00</td><td>\$14,314.23</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$10,189.86</td><td>\$35,143.03</td></tr> <tr><td>2</td><td>1,079.00</td><td>\$14,314.23</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$10,189.86</td><td>\$35,143.03</td></tr> <tr><td>3</td><td>1,079.00</td><td>\$14,314.23</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$10,189.86</td><td>\$35,143.03</td></tr> <tr><td>4</td><td>1,079.00</td><td>\$14,314.23</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$10,189.86</td><td>\$35,143.03</td></tr> <tr><td>5</td><td>1,079.00</td><td>\$14,314.23</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$10,189.86</td><td>\$35,143.03</td></tr> <tr><td>6</td><td>1,079.00</td><td>\$15,969.20</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$0.00</td><td>\$26,608.14</td></tr> <tr><td>7</td><td>1,079.00</td><td>\$15,969.20</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$0.00</td><td>\$26,608.14</td></tr> <tr><td>8</td><td>1,079.00</td><td>\$15,969.20</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$0.00</td><td>\$26,608.14</td></tr> <tr><td>9</td><td>1,079.00</td><td>\$15,969.20</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$0.00</td><td>\$26,608.14</td></tr> <tr><td>10</td><td>1,079.00</td><td>\$15,969.20</td><td>\$4,359.16</td><td>\$6,279.78</td><td>\$0.00</td><td>\$26,608.14</td></tr> </tbody> </table> <p>* Taxes are reimbursed or credited according to Paragraph 4.2 of the SFO titled "Tax Adjustment"</p> <p>** Operating Rent is adjusted according to Paragraph 4.3 of the SFO titled "Operating Costs"</p> <p>All other terms and conditions of the Lease shall remain in force and in effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>			Year	Rentable SF	Shell Rent	Taxes*	Operating Rent **	TI	Annual Rent	1	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03	2	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03	3	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03	4	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03	5	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03	6	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14	7	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14	8	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14	9	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14	10	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14
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<p>LESSOR: DIBC Office I, LLC</p> <p>BY <u>[Signature]</u> <u>10/5/2010</u> <u>By L.C. FURCHMAN, JR., 113 W. 17th Ave.</u> (Signature) (Date) By <u>MARK THROCKMORTON</u> (Title) <u>VICE PRESIDENT</u></p>																																																																															
<p>IN THE PRESENCE OF (witnessed by)</p> <p><u>[Signature]</u> <u>10/5/10</u> <u>Same As Above</u> (Signature) (Date) (Address)</p>																																																																															
<p>UNITED STATES OF AMERICA</p> <p>BY <u>Tanya Burks</u> <u>[Signature]</u> <u>10/13/10</u> <u>Contracting Officer, GSA</u> (Name) (Signature) (Date) (Title)</p>																																																																															