

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE NO. LCO-14551	DATE: 10/24/2011
ADDRESS OF PREMISES	New West Bank Building 3459 W. 20 th Street Greeley, Colorado 80634-6549	
<p>THIS AGREEMENT, made and entered into this date by and between Westlake Office Plaza, LLC whose address is 1814 14th Ave. Greeley, Colorado 80631-5306</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, to provide for the reconciliation for tenant improvements.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 10/01/2011 as follows:</p> <p>Paragraph 2 is here by deleted in its entirety and replaced with the following: TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years FIRM commencing on 10/01/2011 through 09/30/2021 subject to termination rights as may be hereinafter set forth. The Government shall have the right to terminate this lease on or after 10/01/2016 upon 90 days notice to the Lessor.</p> <p>Paragraph 3 is here by deleted in its entirety and replaced with the following: The Government shall pay the Lessor annual rent of \$33,129.39 (\$22.54/RSF or \$25.90 ABOA) at the rate of \$2,760.78 per month in arrears. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent payments shall be made via electronic ACH payment to: Westlake Office Plaza, LLC 1814 14th Ave. Greeley, Colorado 80631-5306</p> <p>Paragraph 7 is here by deleted in its entirety and replaced with the following: In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$21,880.97 (approximately 1,470 RSF x \$14.89) are amortized through the rent for 5 years at the rate of 0.00%.</p> <p style="text-align: center;">***SEE ATTACHED RENT SCHEDULE***</p> <p>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.</p>		
<p>LESSOR, Westlake Office Plaza, LLC</p> <p>BY <u>Michael Turner, Manager</u> (Signature)</p> <p>(Title)</p> <p>IN PRESENCE OF <u>[Signature]</u> (Signature)</p> <p>(Address)</p>		
<p>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION</p> <p>BY <u>[Signature]</u> CONTRACTING OFFICER (Signature)</p> <p>(Official Title)</p>		

Annual Rent Applies to Years	Total Shell Rent	Total Operating Costs**	Total TI*	Total Taxes***	Total Annual Rent
0 to 1	\$19,927.20	\$6,027.00	\$4,376.19	\$2,799.00	\$33,129.39
1 to 2	\$19,927.20	\$6,027.00	\$4,376.19	\$2,799.00	\$33,129.39
2 to 3	\$19,927.20	\$6,027.00	\$4,376.19	\$2,799.00	\$33,129.39
3 to 4	\$19,927.20	\$6,027.00	\$4,376.20	\$2,799.00	\$33,129.40
4 to 5	\$19,927.20	\$6,027.00	\$4,376.20	\$2,799.00	\$33,129.40
5 to 6	\$20,662.20	\$6,027.00		\$2,799.00	\$29,488.20
6 to 7	\$21,397.20	\$6,027.00		\$2,799.00	\$30,223.20
7 to 8	\$22,132.20	\$6,027.00		\$2,799.00	\$30,958.20
8 to 9	\$22,867.20	\$6,027.00		\$2,799.00	\$31,693.20
9 to 10	\$23,602.20	\$6,027.00		\$2,799.00	\$32,428.20

*The Tenant Improvement Allowance is amortized at a rate of 0.00% per annum for 5 years.

** Operating Costs Subject to CPI Adjustment

***Taxes subject to Adjustment