

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE NO. LCO14597	DATE: 9/28/11
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ADDRESS OF PREMISES
4701 Marion Street
Denver, CO 80216-2102

THIS AGREEMENT, made and entered into this date by and between **STOCK SHOW DRIVE, LLC**
whose address is **5040 Acoma Street**
Denver, Colorado 80216-2010

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 extend the deadline for modifications to be completed with rent reduction as consideration.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective September 27, 2011 as follows:

Paragraph 17 is hereby added:

"17. Pursuant to Paragraph 13 of the lease, the Lessor, per letter dated August 1, 2011 from [REDACTED] has requested an extension of the 180 day deadline to complete required Fire and Life Safety and ABAAS modifications (Improvements). The deadline for substantial completion of the Improvements shall be extended from September 27, 2011 to October 31, 2011 (Extension Period). The GSA shall deduct and not be liable for twenty-five percent (25%) of the daily rent for the period from October 1, 2011 through October 15, 2011. If the Improvements are not substantially completed by October 15, 2011, the GSA shall deduct and not be liable for seventy-five percent (75%) of the daily rent for the period from October 16, 2011 through October 31, 2011. If the Improvements are not substantially completed by November 1, 2011, the GSA shall deduct and not be liable for one hundred percent (100%) of the daily rent. Notwithstanding the above, upon substantial completion by the Lessor of the Improvements any rent deduction pursuant to this Paragraph 17 shall immediately stop. Notice of default based upon the Improvements not being substantially completed may not be given under Paragraphs 11 or 16 of the General Clauses of the Lease prior to December 1, 2011, unless the Lessor fails to perform diligently during the Extension Period the work for substantial completion of the Improvements. Paragraph 11 of the General Clauses of the Lease does not apply to the Improvements not being substantially completed if such Improvements are substantially completed prior to December 1, 2011.

Any further extension of the deadline is not effective unless agreed to by the parties in writing."

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, STOCK SHOW DRIVE, LLC

BY [Signature] [Signature]
(Signature) (Title)

IN PRESENCE OF

(Signature) (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION

BY [Signature] [Signature] CONTRACTING OFFICER
(Signature) (Official Title)