

CIVIL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1

DATE 2/1/03

TO LEASE NO. GS-O8P - 13720

ADDRESS OF PREMISES:

Ylnzn of the Rockies

Ciglnli floor, South Tower

221 South Tcjon St.

Colorado Springs, CO 80903

TM: supplemental Lease Agreement, made and entered into this 1st day of February, 2003, by and between:

SCMC 1, LLC, hereinafter referred to as the Lessor,

United States of America, hereinafter referred to as the Government.

Whereas, the parties hereto desire to amend the above referenced Lease agreement do hereby agree to the following,

modifications effective February 1, 2003 as follows:

Yai-graph\$OI the Lease is hereby deleted in its entirety and replaced with the following:

The Lessor hereby leases to the Government the following described premises:

"Approximately 22,695 rentable square feet, (19,873 usable square feet) of office and related space- The Government reserves the right to field measure the premises within 180 days of occupancy according to the 150MA 1 ANSI Standard, as modified so as to be consistent with the methodology utilized by Stevensori Systems, Inc., in their February report on measurement of space in the Plaza of the Rockies, South Tower. Should such field measurement reveal a discrepancy in the amount of square footage, the amount of rent shall be adjusted accordingly. Further Included in this Lease are seventy, (70) covered parking spaces including six, (6) reserved, secured parking spaces for official Government vehicles, 3 reserved handicapped stalls, two of which shall be van accessible. AD 9 stalls will be located in the Building Parking Garage, the exact location of which shall be identified by the Lessor 15 days prior to occupancy and reasonably approved by the Government, In addition, the Lessor shall furnish eighteen, (18) non-reserved parking stalls that shall also be located in the Building Garage. Further, the Lessor shall furnish forty three (43) parking stalls that will be located in the City Parking garage adjacent to the demised premises. All parking as stated hereinabove shall under the legal control of the Lessor and is inclusive in the rent.

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Commencing March 1, 2003, ~~Lessor~~ shall further lease to the Government continuously with this Lease, 35 surface parking stalls located at:

321 E. Colorado Avenue, whose legal description is W 69 ft of Lot 16 BLK 104, Colorado Springs, end

325 E, Colorado Avenue, whose legal description is W 64 of E 121 of Lot 16, BLK 104, Colorado Springs and

329 E, Colorado Ave., whose legal description is E 57 FT of Lot 16 BLK 104, Colorado Springs, and

106 S. Wabatch Ave., whose legal description is N 45 FT of Lot 15 BLK 104, Colorado Springs, and

114 S. Wabatch Ave., whose legal description is Lot 13 EX SLY 15M FT, Lot 14, S 5.00 FT of I& 15 BLK 104 Colorado Springs.

The rental is herewith agreed to be \$1,575.00 per month, payable in arrears, or \$ 1 ~ ~ . 00 per year. Consequently, commencing with the rental payment due April 1, 2003, the rental amount under the lease is increased by \$1375.00 per month (or \$18,900.00 per year).

The Lessor shall allow the Government to temporarily use up to 35 structured parking stalls in the adjacent City garage and shall include such proximity access passes & reasonably required by the Government within the rental rate as stated above, until such time that the Lessor must provide the parking stalls to another tenant in the Plaza of the Rockies Bldg.. At such time, the Lessor shall notify the Government of its need for the return of the covered parking stall(s) by first giving the Government 10 days notice to terminate the use of one or more stalls and the Government shall terminate the use of any covered stalls forthwith, and return any proximity passes as required by the termination notice and shall then use the surface parking stalls as hereinbefore described.

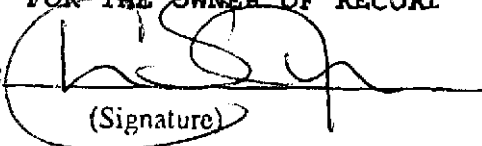
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: SCMC 1 TJ, C

BY: NORWOOD PROPERTIES, AS AGENT
FOR THE OWNER OF RECORD

BY:


(Signature)

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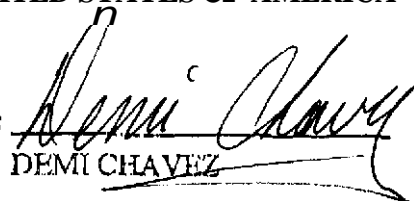
Title

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Date

UNITED STATES OF AMERICA

BY:


DEMI CHAVEZ

CONTRACTING OFFICER

Title

4/3/03

Date