

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-17904
ADDRESS OF PREMISES 7385 Triangle Drive, Sterling Heights, MI 48314-2318	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **LG2 Development, LLC**.

whose address is: 3200 Carbon Place, Suite S211
Boulder, CO 80301-6132

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease dated June 30, 2011.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 13, 2012 as follows:

The purpose of this Lease Amendment (LA) one (1) is to provide Beneficial Occupancy and establish the lease commencement date of December 13, 2012.

Paragraph 2 is hereby deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years firm, beginning December 13, 2012 through December 12, 2022, subject to renewal rights as may be hereinafter set forth.

Paragraph 3 is restated as follows:

3. The Government shall pay the Lessor annual rent of \$289,433.16 at the rate of \$24,119.43 per month in arrears for Years 1-10.

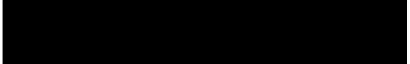
Lease Years 1-10	RSF	USF
Warm Lit Shell	\$19.77	\$21.14
Real Estate Taxes	\$ 2.17	\$ 2.32
Security Costs	\$0.22	\$0.24
Operating Expenses	\$ 5.11	\$ 5.47
Tenant Improvements	\$ 5.29	\$ 5.66
Total	\$32.56	\$34.83

This Lease Amendment contains 3 pages.

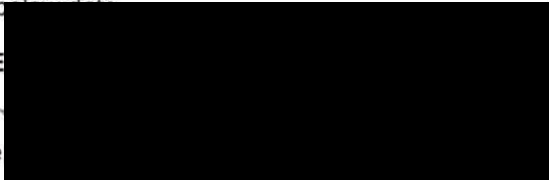
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the


FOR THE LESSOR:

Signature: 
 Name: Matthew Lawrence, Manager
 Title: Manager
 Entity Name: LG2 Development LLC
 Date: January 4, 2013

FOR THE

Signature: 
 Name: HEATHER LAWRENCE
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, _____
 Date: 1-14-13

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Heather Lawrence
 Title: Witness
 Date: January 4, 2013

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

LG2 Development, LLC
 3200 Carbon Place, Suite S211
 Boulder, Colorado 80301-6132

Paragraph 24 is restated as follows:

24. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial firm term of this lease. The total amount of the commission is [REDACTED] (see calculation below). In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

10 Firm Term									
D	Shell Original (RSF)	Op Costs (RSF)	Amortized Security	Amortized TIs	Free Rent	Shell Gross/SF	Annual Amount	Annual % Change (Shell)	\$/SF Shell Increase
1	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
2	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
3	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
4	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
5	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
6	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
7	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
8	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
9	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00
10	\$ 21.94	\$ 5.11	\$ 0.22	\$ 5.29		\$ 32.56	\$ 289,433.16	0.00%	0.00

Lump Sum and Broker Credit Calculation									
Rentable SF	Rental Rate per RSF	Firm Period	Broker %	\$/SF	Total Lump Sum	Rebate	Commission Credit	Broker Commission	
8,888	\$32.56	10	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Total:					[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Commission Credit Calculation for SF2	
Total Monthly Rent	\$24,119.43
Monthly Shell Rent (Less RE Taxes)	\$14,642.16
# of Months Credit Deducted	4 Month(s)
Monthly Credit	[REDACTED]
Adjusted Shell Rent	[REDACTED]
RE Taxes, Opex, TI & BS	\$9,477.27
Adjusted Monthly Rent	[REDACTED]

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$24,119.43 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$24,119.43 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent.

INITIALS: ME & AB
 LESSOR & GOVT

Third Month's Rental Payment \$24,119.43 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's rent.

Fourth Month's Rental Payment \$24,119.43 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's rent.

INITIALS: KR & AB
LESSOR GOVT