

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE <i>10/30/09</i>
	TO LEASE NO. GS-05B-18287	

ADDRESS OF PREMISES Metro Office Park
 2901 Metro Drive; 2950 Metro Drive; 3050 Metro Drive and
 7851 Metro Parkway
 Bloomington, MN 55425-1529

This agreement, made and entered into this date by and between DRFC Metro LLC,
 whose address is 7101 W. 78th Street
 Suite 100
 Bloomington, MN 55439

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated October 7th, 2009 is amended, effective upon signing by both parties, as follows:

Paragraph 2 of the lease is deleted and the following is substituted therefore

- "2. TO HAVE AND TO HOLD the said premise [redacted] Block A with their appurtenances for a term of seven (7) years, twenty-nine (29) months firm beginning April 1st, 2010, subject to termination rights as hereinafter set forth.
- TO HAVE AND TO HOLD the said premise [redacted] Block B with their appurtenances for a term of seven (7) years, forty-eight (48) months firm beginning the date the leasehold improvements constructed by the Lessor are substantially complete and accepted by the Government, subject to termination rights as hereinafter set forth. The date of the substantial completion is within sixty (60) working days after receiving the Notice to Proceed from the Government with the Tenant Buildout. Estimated date of substantial completion is April 1st, 2010."

Paragraph 10 of the lease is deleted and the following is substituted therefore

- "10. The actual lease effective date for [redacted] Block A will be April 1st, 2010. The lease for [redacted] Block A will then be in effect for seven (7) years, twenty-nine (29) months firm.
- The actual lease effective date for [redacted] Block B shall be established by Supplemental Lease Agreement after substantial completion and acceptance of the space by the Government. The lease for [redacted] Block B will then be in effect for seven (7) years, forty-eight (48) months firm. The anniversary date for annual escalations and operating cost adjustments shall be adjusted to coincide with any revised, actual commencement date."

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.

LES BY- [redacted] IN [redacted]	_____ (Signature) _____ (Address)	<i>Manager</i> _____ (Title) _____ (Address)
UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION BY [redacted]		_____ CONTRACTING OFFICER (Official Title)