



Rent for a lesser period shall be prorated. Rent checks shall be payable to:

**BJC Development Corporation**

Mailing Address:

P.O. Box 966

Silverthorne, CO 80498"

13. OPERATING COST: Pursuant to Paragraph 3.7, "Operating Cost", the base rate for purposes of operating cost escalation is established at \$54,336.20 annually or \$5.620211 per rentable square foot per annum."

14. COMMON AREA FACTOR: In accordance with Paragraph 3.11, entitled "Common Area Factor (SEP 2000)", the Common Areas Factor for ANSI/BOMA Office Area shall be 1.19476025.

21. Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] per RSF per year for the firm term of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. 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 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.

Notwithstanding Paragraph 9 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 \$20,080.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent

Second Month's Rental Payment \$20,080.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent

22. Pursuant to Paragraphs 1.10 and 1.11 of the Solicitation for Offers No. 7CO2185, entitled "Tenant Improvements Included in Offer" and "Tenant Improvements Rental Adjustment", respectively, the Lessor agrees to provide the Government with all labor, materials, equipment, quality control and supervision necessary to complete the tenant improvements referenced in Exhibit "A", entitled "10900 C. W. 120TH TENANT IMPROVMENTS", attached to and made a part of the Second Supplemental Lease Agreement. The scope and cost of said tenant improvements is modified and the agreed cost to complete the buildout is as follows:

Initial Tenant Improvement Cost	\$369,084.14
Change Order #1 – Floor boxes	\$ [REDACTED]
Change Order #2 – Security back boxes	\$ [REDACTED]
Total Tenant Improvement Cost	\$372,913.47

Lessor [Signature] Gov't [Signature]

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Supplemental Lease Agreement No. 3 to Lease GS-08P-14197

The cost of said tenant improvements is \$372,913.47 and shall be amortized at the rate of 9.30% over the five (5) years (\$93,545.75 annually). [REDACTED] of the total tenant improvement cost is for security-related tenant build out. All changes in the scope of work must be negotiated and agreed to by the

Contracting Officer prior to the initiation of any work associated with the requested change order. If Lessor delivers space with improvements not authorized or requested in writing by the GSA Contracting Officer, then Lessor shall not be entitled to compensation if the improvement remains in place after the Government's acceptance of the space."

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Lessor  Gov't 