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| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE<br>SUPPLEMENTAL LEASE AGREEMENT  | SUPPLEMENTAL AGREEMENT NO. 2<br><br>TO LEASE NO. GS-08P-14197 | DATE<br><div style="font-size: 1.2em; font-family: cursive;">4/20/2010</div> |
| ADDRESS OF PREMISES     HIGH FOREST BUILDING<br>740 SIMMS STREET<br>LAKEWOOD, COLORADO 80401-4720  |   |  |
| <p>THIS AGREEMENT, made and entered into this date by and between <b>BJC DEVELOPMENT CORPORATION</b></p> <p style="margin-left: 40px;">whose address is     601 Colorado Blvd.<br/>                                              Denver, CO 80206</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the Government hereby issues the Notice to Proceed with construction under the terms provided hereinbelow; and,</p> <p>WHEREAS, the Lessor agrees to perform said work in accordance with the terms and conditions of said lease, as amended.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said</p> |   |  |
| Lease is amended, effective  | 4/20/2010   | as follows:  |
| <p><b>Paragraph 9 is deleted in its entirety and replaced as follows:</b></p> <p>9. The Government shall pay the Lessor annual rent as follows:</p> <p style="margin-left: 80px;">For months 1 through 60, annual rent of \$239,989.40 at the rate of \$19,999.12 per month</p> <p style="margin-left: 80px;">For months 61 through 120, annual rent of \$164,942.28 at the rate of \$13,745.19 per month</p> <p style="text-align: center; margin-top: 20px;">Continued on Page 2</p>   |   |  |
| <p>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.</p>  |   |  |
| <p><b>LESSOR, BJC DEVELOPMENT CORPORATION</b></p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>BY <u><i>[Signature]</i></u><br/>(Signature)</p> </div> <div style="width: 45%;"> <p><u>Lessor</u><br/>(Title)</p> </div> </div> <p style="margin-top: 20px;">IN PRESENCE OF</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>_____<br/>(Signature)</p> </div> <div style="width: 45%;"> <p>_____<br/>(Address)</p> </div> </div>   |   |  |
| <p>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>BY <u><i>Joseph D. McPherson, Jr.</i></u><br/>(Signature)</p> </div> <div style="width: 45%;"> <p><u>CONTRACTING OFFICER</u><br/>(Official Title)</p> </div> </div>   |   |  |

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

**BJC Development Corporation**  
601 Colorado Blvd.  
Denver, CO 80206

Paragraph 22 her hereby added and reads as follows:

"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. 120<sup>TH</sup> TENANT IMPROVMENTS", attached to and made a part of this Second Supplemental Lease Agreement. The cost of said tenant improvements is \$369,084.14 and shall be amortized at the rate of 9.30% over the five (5) years (\$92,585.16 annually). \$88,691.68 of the tenant improvement cost is for security-related tenant buildout. 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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