


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 3 (Page 1 of 2)	DATE:
TO LEASE NO. GS-08P-14489		
ADDRESS OF PREMISES Denver Place 999 18th Street Denver, CO 80202		
THIS AGREEMENT, made and entered into this date by and between <div style="text-align: center;">LBA Realty Fund III-Company III, LLC</div> whose address is 17901 Von Karmen Ave., Suite 950 Irvine, CA 92614-6333 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government : NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said		
Lease is effective	July 5, 2011	as follows:
<p>Paragraph number 21 is hereby added to the lease.</p> <p>"REIMBURSABLE ITEMS: The Government agrees to reimburse the Lessor \$2,709,133.50 for the tenant improvement build out. The Lessor hereby agrees to complete and maintain all tenant improvements according to the lease agreement. Upon completion and acceptance of the project by the government, and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to:</p> <div style="text-align: center;"> LBA Realty Fund III-Company III, LLC 17901 Von Karmen Ave., Suite 950 Irvine, CA 92614-6333 </div> <p>The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0017117[Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at <u>www.finance.gsa.gov</u>. Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102. Separate invoices should be submitted for each PDN number for proper process and payment."</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>LESSOR: LBA REALTY FUND III-COMPANY III, LLC, a Delaware limited liability company</p> <p>By: LBA Realty Fund III, L.P., a Delaware limited partnership, its sole Member and Manager</p> <p>By: LBA Management Company III, LLC, a Delaware limited liability company, its General Partner</p> <p>By: LBA Realty LLC, a Delaware limited liability company, its Manager</p> <p>By: LBA Inc., a California corporation, its Managing Member</p> <p>By:  Name: <u>STEVEN R. BRIGGS</u> Title: <u>AUTHORIZED SIGNATORY</u></p>		

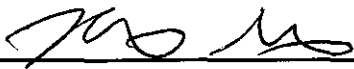
IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION,
PUBLIC BUILDINGS SERVICE, MOUNTAIN PLANS SERVICE CENTER.

BY



(Signature)

CONTRACTING OFFICER

(Official Title)