

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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ADDRESS OF PREMISES 755 Parfet Street, Lakewood, CO 80215-5573

**THIS AGREEMENT**, made and entered into this date by and between **755 PARFET STREET, LLC.**

whose address is 30 BROAD STREET  
35<sup>TH</sup> FLOOR  
NEW YORK, NEW YORK 10004-2302

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:**WHEREAS**, the parties hereto desire to amend the above Lease to increase the tenant improvement allowance and full service rental rate.**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **December 5, 2011** as follows:

Paragraphs 1, 3, 9, 11, 12 and 23 of the lease contract are hereby deleted and replaced as follows:

1. The Lessor hereby leases to the Government the following described premises:  
8,229 rentable square feet (r.s.f.), yielding approximately 7,156 ANSI/BOMA Office Area square feet and related space located on the 4<sup>th</sup> Floor at 755 Parfet Street, Lakewood, CO 80215-5573, together with 75 onsite surface unreserved parking spaces and six (6) onsite surface, reserved parking spaces, as depicted on the attached Floor Plan (Exhibit A) (the "Premises", to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION. The amendment of the square footage was adjusted to accommodate a building egress.
3. The Government shall pay the Lessor annual rent, in arrears, of:


*\*Rent for Month 1 shall be free.*

Rent Breakdown (Months 2-36)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$13.44	\$110,597.76	\$9,216.48
Operating Cost	\$5.81	\$47,810.49	\$3,984.21
Tenant Improvements	\$12.29	\$101,137.25	\$8,428.10
Full Service Rent	\$31.54	\$259,545.50	\$21,628.79

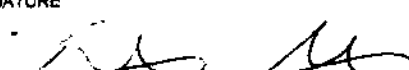
**LESSOR 755 PARFET STREET, LLC., 30 BROAD STREET, 35<sup>TH</sup> FLOOR, NEW YORK, NEW YORK 10004-2302**

SIGNATURE	NAME OF SIGNER
	Jon L. Dodey
ADDRESS	

**IN PRESENCE OF**

SIGNATURE	NAME OF SIGNER
	Cheryl Washington
ADDRESS	

**UNITED STATES OF AMERICA**

SIGNATURE	NAME OF SIGNER
	Kristin Grit
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

<b>Rent Breakdown (Months 37-60)</b>	<b>Per RSF</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
Shell Rent	\$12.06	\$99,241.74	\$8,270.14
Operating Cost	\$5.81	\$47,810.49	\$3,984.21
Tenant Improvements	\$0.00	\$0.00	\$0.00
Full Service Rent	\$17.87	\$147,052.23	\$12,254.35

Rent checks shall be payable to:  
**755 Parfet Street, LLC**  
**30 Broad Street, 35<sup>th</sup> Floor**  
**New York, New York 10004-2302**

9. **TO HAVE AND TO HOLD** the said Premises with their appurtenances for the term beginning on October 7, 2011 and continuing through October 6, 2016 subject to termination and renewal rights as may be hereinafter set forth."

11. **Tax Adjustment:** Pursuant to Paragraph 4.2, "Tax Adjustment," for purposes of tax escalation, the Government occupies 8,229/81,585 rentable square feet (10.086%). The base rate for purposes of tax adjustment is established at \$2.19 per rentable square foot per annum.


12. **Common Area Factor:** The Common Area Factor shall be 1.15% (8,229 rsf / 7,156 usf).

23. **Commission and Commission Credit:**

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] per rentable square foot. 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 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:

Second Month's Rental Payment \$21,628.56 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Initials:  & KG  
Lessor Government