

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE 07 / 14 / 2011

LEASE NO.

GS-08P-14616

THIS LEASE, made and entered into this date by and between Colorado Industrial Portfolio LLC

Whose address is 1512 Larimer Street, Suite 325, Denver, CO 80202-1644

And whose interest in the property hereinafter described is that of **OWNER**

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

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

* A total of 27,000 rentable square feet (RSF) of office and related space, which yields 27,000 ANSI/BOMA Office Area square feet (USF) of space at Academy Downs Business Center, 6900 - 6950 W. Jefferson Avenue, Lakewood, CO 80235-2377 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.

* Included in the rent at no additional cost to the government are 60 parking spaces for exclusive use of the Government employees and patrons.

* 58 surface non- reserved parking spaces; 2 surface reserved parking spaces are included in the rent.

* The common area factor for the leased premises occupied by the Government is established as 1.00 (see "Common Area Factor" paragraph of the lease).

* The leased premises occupied by the Government for real estate tax adjustments is established as 22.47% (see also "Percentage Occupancy" paragraph of the lease).

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 10 years beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. Design and construction of the space shall begin upon award of this lease in conformance with the Construction Schedule of Tenant Improvements paragraph of the attached Solicitation for Offers. The commencement date of this lease shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.

3. The Government shall pay the Lessor annual rent of \$545,670.00 (\$20.21/RSF - \$20.21/USF) at the rate of \$45,472.50 per month in arrears. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Colorado Industrial Portfolio LLC
1512 Larimer Street
Suite 325
Denver, CO 80202-1644

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE

NAME OF SIGNER

David L. Johnson

ADDRESS

1512 Larimer St., Suite 325, Denver, CO 80202

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

Janice M. Bullock

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Tanya Burks

OFFICIAL TITLE OF SIGNER

Lease Contracting

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