

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. LCO14657

DATE 11-1-12

ADDRESS OF PREMISES 7935 E. Prentice Ave., Suite 209
GREENWOOD VILLAGE, CO 80111-2708

THIS AGREEMENT, made and entered into this date by and between
DENVER PROMENADE, LLC

whose address is 620 SW Sixth Avenue, Suite 610, Portland, OR 97204-1516

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 provide for Lessor reimbursement of Tenant Improvement costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 1, 2012, as follows:

The following paragraph is hereby incorporated into this Lease, (GSA Form 3517B):

"49. REIMBURSEABLE ITEMS: The Lessor hereby agrees to provide tenant improvements under Section 7 - 7.02, Item 3 of the Lease - paragraphs D, E, F, G, and H, at a cost of \$23,036.96, plus one change order, No. 1 in the amount of \$399 for a total cost of \$23,435.96. The Government agrees to reimburse the Lessor \$23,435.96, as a lump sum payment. Lessor will be paid upon completion and acceptance of the project by the Government and upon receipt of an acceptable itemized invoice from the Lessor. The Vendor receiving payment shall issue the invoice. Additionally, the invoice shall include a unique invoice number and cite the following PDN: PS0024560. Invoices submitted without the PDN will be returned to the Vendor.

Invoices shall be electronically submitted to the Greater Southwestern Finance Center on the Finance Website at <http://www.finance.gsa.gov>. Vendors who are unable to process the invoices electronically may mail the invoices to: GSA, Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth, Texas 76102, and a copy shall also be sent to the Contracting Officer noted below."

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 below date.

FOR THE LESSOR: DENVER PROMENADE, LLC

BY: David Reinhardt, Authorized Signer

Signature: David Reinhardt

Name: David Reinhardt

Title: Authorized Signer

Entity Name: Denver Promenade, LLC

Date: 10/29/12

FOR THE GOVERNMENT:

Signature: [Signature]

Name: Kristen Harris

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 10/29/12

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]

Name: NATSUMI SHAKIMAN

Title: ASSET MANAGER

Date: 10/29/12