

LEASE NO. LCO14657

Succeeding/Superseding Lease
GSA FORM L202 (September 2011)

This Lease is made and entered into between

Denver Promenada, LLC

("the Lessor"), whose principal place of business is 520 SW Sixth Avenue, Suite 810, Portland, OR 97204-1516 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

7935 E. Prentice Ave, Suite 208
Greenwood Village, CO 80111-2708

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

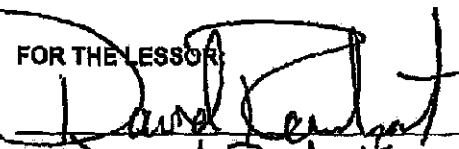
5 Years, 5 years Firm

To Have and To Hold the said Premises with their appurtenances for the term beginning 08/12/2012 and continuing through 08/11/2017,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

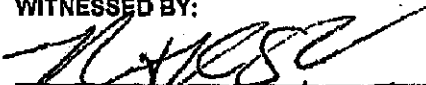

Name: David Reinhardt
Title: Authorized Signer
Date: 8/10/2012

FOR THE GOVERNMENT:


Kristin Howes
Lease LCO

Date: 8/13/12

WITNESSED BY:


Name: Natsumi Shalchman
Title: Property Manager
Date: 8/10/12