GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 13	DATE 11-07-12 ~~10-10-12~~
	TO LEASE NO. GS-09B-02353	

ADDRESS OF PREMISES 4330 Watt Ave,
Sacramento, CA 95821-7012

THIS AGREEMENT, made and entered into this date by and between:

Amstar-34 LLC
whose address is 1050 17TH St, 23rd Floor
Denver, CO 80265

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution, as follows: to establish final Beneficial Occupancy for Blocks A and B Phases 1 through 6 and to establish the beginning of the lease trerm.

Paragraphs 21, 27, 32 and 33 are hereby deleted in their entirety and the following is substituted therefor:

"21. Commission and Commission Credit.
The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] EXEMPT(b)(4) of the first five (5) years of the firm term value and [redacted] EXEMPT(b)(4) of the second five (5) years of the firm term value of this lease. 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] EXEMPT(b)(4) 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, as amended, 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 (1st) month of the rental payments for Phase 6 and continue through the eleventh (11th) month as follows:

Adjusted monthly rent for Phase 6, Blocks A and B, Months one (1) through eleven (11) shall equal $44,001.25 minus the prorated Commission Credit [redacted] EXEMPT(b)(4) equaling an adjusted monthly rental payment of [redacted]".

[redacted] EXEMPT(b)(4) [redacted]

[redacted]

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.

continue on Sheet 1

BY _____ _____
(Signature) (Title)

IN THE PRESENCE OF (witnessed by:)
Jonathan Cooke 1050 17th St., 23rd Floor Denver, CO 80265
(Signature) (Address)

UNITED STATES OF AMERICA
BY Deana Morad
Deana Morad Contracting Officer General Services Administration

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