GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 10	DATE 5-16-2012
	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 progressive Beneficial Occupancy for Block A Phase 3 and Phase 4 only.** This is a progressive square footage increase of this lease.

Paragraph 32 and 33 are hereby deleted in their entirety and the following is substituted therefor:

"32. Progressive Beneficial Occupancy.
Effective June 1, 2011 the Government shall accept for progressive Beneficial Occupancy Block A Phaseq 1 and Phase 2 space for a total of 26,601 rentable square feet yielding 23,912 ANSI/BOMA Office Area square feet and related space at 4330 Watt Ave, Sacramento, CA 95821, the Premises, to be used for such purposes as determined by the General Services Administration subject to Paragrahs 27 and 31 of this lease.

Phase 1 consists of 2,015 rentable square feet, yielding 1,811 ANSI/BOMA Office Area square feet and related space located on Floors 1 and 2 as depicted on the attached floor plans, Exhibit "D" pages 1 and 2; and
Phase 2 consists of 24,586 rentable square feet, yielding 22,101 ANSI/BOMA Office Area square feet and related space located on Floors 1 and 3 as depicted on the attached floor plans, Exhibit "D" pages 1 and 3."

Effective August 29, 2011 the Government shall accept for progressive Beneficial Occupancy Block A **Phase 3** space consisting of 11,296 rentable square feet yielding 10,154 ANSI/BOMA Office Area square feet and related space located on Floor 1 as depicted on Exhibit "D", page 1.

Effective December 2, 2011 the Government shall accept for progressive Beneficial Occupancy Block A **Phase 4** space consisting of 18,274 rentable square feet yielding 16,427 ANSI/BOMA Office Area square feet and related space located on Floor 2 as depicted on Exhibit "D", page 2.

The Lessor hereby leases to the Government a total of 56,171 rentable square feet yielding 50,493 ANSI/BOMA Office Area square feet on Floors 1, 2 and 3 as depicted on Exhibit "D" pages 1,2 and 3 at 4330 Watt Ave, Sacramento, CA 95821, the Premises, to be used for such purposes as determined by the General Services Administration subject to Paragraphs 27 and 31 of this lease."

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.

BY _____ Authorized Representative
(Signature) (Title)

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

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

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