GENERAL SERVICES A INISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEM AL AGREEMENT 7	DATE 7-26-11
	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 costs for additional Lump Sum items.

Paragraph 34 is hereby added.

"34. At the request of the Government, the Lessor shall provide all materials, equipment and labor to install and maintain the following Lump Sum Items:

1) Added signage
2) Relocation of the Fitness Room
3) Dedicated outlets for the copiers(Phase 3 only)
4) Carpet for Temporary Waiting room
5) Trash hauling fo the [redacted] (Phase 3 only)
TOTAL $34,930.00

At the request of the Government, the Lessor shall provide all materials, equipment and labor to install and maintain the above mentioned Lump Sum Items. Payment will be due only for work required under this Paragraph of the Lease. Payment will be made to the Lessor after inspection and acceptance of these Lump Sum items and within 30 days of Government receipt of Lessor's itemized, accepted invoice. Title to the items for which the Government makes Lump Sum payment shall vest in the Government. These items can be removed by the Government at any time. Lessor waives any restoration in connection with these items. Unless the Government has removed the item from the leased premises, the Lessor shall remain responsible for the maintenance, repair and replacement of the items provided by the Lessor under this Paragraph. If after this lease term and extended, renewal, or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor.

Upon completion and acceptance of the Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount of **$34,930.00** shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth, TX 76102

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 Attachment Sheet No1.

BY [signature] Authorized Representative
(Signature) (Title)

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

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