To: TITAN WERKOWITZ

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-08P-14832

ADDRESS OF PREMISES 171 South Van Gordon Street, Unit E, Lakewood, CO 80228

THIS AGREEMENT, made and entered into this 1st day of March, 2014, by and between Judy M. Lee Living Trust, whose address is:

[Redacted]

Hereafter called the "Lessee," and the UNITED STATES OF AMERICA, hereafter called the "Government:

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

NOW THEREFORE, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 1st, 2014.

LEASE TERMINATION section is hereby deleted in its entirety and replaced with the following:

"To have and to Hold the said Property with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 5 Year Initial

Subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, March 1st, 2014, along with any applicable termination and renewal rights, shall be more specifically by the forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government."

6.07 JANITORIAL SERVICES is hereby deleted in its entirety and replaced with the following:

The Lessee shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance.

A. Bi-Weekly

Vacuum of all carpeted areas, dust/wipe down aerosols in occupied areas, clean utility sink in warehouse spaces, sweep warehouse floors, garbage removal, full bathroom cleaning including: toilet, sink, counter top, walls and floors.

B. Bi-Monthly

Window cleaning.

"Rental Schedule" is hereby added:

2. "The Government shall pay the Lessee in accordance with the following Rental Schedule:

<table>
<thead>
<tr>
<th>Effective Dates</th>
<th>Monthly Rent</th>
<th>Operating Rent</th>
<th>Taxes</th>
<th>Total Rent</th>
<th>Total Improvement Rent</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/1/2014-2/28/2019</td>
<td>$16,838.32</td>
<td>$9,749.79</td>
<td>$0.00</td>
<td>$26,638.10</td>
<td>$39,136.34</td>
<td>$2,508.01</td>
</tr>
<tr>
<td>3/1/2019-2/28/2024</td>
<td>$19,471.10</td>
<td>$14,089.22</td>
<td>$0.00</td>
<td>$33,560.32</td>
<td>$50,679.14</td>
<td>$2,536.52</td>
</tr>
</tbody>
</table>

Operating Rent is subject to annual CPI adjustments.

Rent shall be paid monthly in arrears. Rent for a lesser period shall be prorated.