

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No.1
	TO LEASE NO. GS-08P-14864
LEASE AMENDMENT	
ADDRESS OF PREMISES 1999 Broadway, Denver, CO 80202	TI Reconciliation

THIS AMENDMENT is made and entered into between FSP 1999 Broadway LLC
whose address is: 1999 Broadway
Denver, CO 80202

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

WHEREAS, the parties hereto desire to amend the above Lease to: amend annual rents, and provide notice to proceed for the construction of tenant improvements:

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 1, 2015 as follows:

I. Paragraph 1.03 of the Lease is hereby amended as follows:

"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$533,271.00	\$560,669.17
TENANT IMPROVEMENTS RENT ²	\$25,483.87	\$0.00
OPERATING COSTS ³	\$215,621.96	\$215,621.96
Building Specific Amortized Capital (BSAC) ⁴	N/A	N/A
Parking ⁵	\$8,940.00	\$9,660.00
REAL ESTATE TAX BASE ⁶	\$83,183.83	\$83,183.83
TOTAL ANNUAL RENT	\$866,500.66	\$869,134.96

Shell rent calculation:

(Firm Term) \$19.46 per RSF multiplied by 27,398 RSF
(Non Firm Term) \$20.46 per RSF multiplied by 27,398 RSF

²The Tenant Improvement Allowance of \$53,453.92 is amortized at a rate of 9 percent per annum over 2 years and 4 months.

³Operating Costs rent calculation: \$7.87 per RSF multiplied by 27,398 RSF

⁴Building Specific Amortized Capital (BSAC) of \$XX are amortized at a rate of X percent per annum over XX years

⁵Parking costs described under sub-paragraph C below

⁶Real Estate Tax Base for the entire building, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is \$2,065,405.00. An amount of \$83,183.83/year (\$2,065,405.00*4.0274829627%) is included in the annual rent for taxes. Tax adjustment shall not occur until the tax year following lease commencement has passed.

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 below date.

FOR THE LESSOR

FOR THE GOVERNMENT:

Signature: 
Name: W
Title: Vice President - Regional Director
Entity Name: FSP 1999 Broadway LLC
Date: 2.2.15 by: FSP Property Management LLC

Signature: 
Name: Darrin Hotaling
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 2/9/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Michael Sampson
Title: Asset Manager
Date: 2/2/15

INITIALS: _____
LESSOR

&


GOVT