**GENERAL SERVICES ADMINISTRATION**  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT  

<table>
<thead>
<tr>
<th>SUPPLEMENTAL AGREEMENT NO. 7</th>
<th>DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO LEASE NO. LWY14360</td>
<td></td>
</tr>
</tbody>
</table>

**ADDRESS OF PREMISES:**  
Cheyenne Hills Office Building  
1109 Airport Parkway  
Cheyenne, Wyoming 82001-1503

**THIS AGREEMENT,** made and entered into this date by and between:  
SBC Archway VI, LLC  
whose address is:  
8161 South Syracuse Way, Suite 330  
Greenwood Village, CO 80111-4055  
hereinafter called the *Lessor,* and the UNITED STATES OF AMERICA, hereinafter called the *Government:*

**NOW THEREFORE,** these parties for the considerations hereinafter mentioned covenant and agree that the said  
Lease is amended, February 1, 2011 as follows:

The purpose of this Supplemental Lease Agreement (SLA) No. 7, to lease LWY14360, is to amend the lease as stated below:

1. Paragraph 1 of the Lease shall be deleted in its entirety and replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises:

7,804 rentable square feet (6,587.5 usable square feet) of space located in the building located at 1109 Airport Parkway, Cheyenne, Wyoming 82001-1503 (as described in Exhibit B attached hereto), sixteen (16) on-site reserved parking spaces and fifteen (15) surface spaces for employee and visitor parking shall be provided in the building's parking lot as part of the rental consideration and to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.184667832 or 18.4667832%.

2. Paragraph 2 of the Lease shall be deleted and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 1, 2011, and continuing for a term through 15 years, expiring January 31, 2026, unless earlier terminated by the Government as described in Paragraph 4 of the 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.

**LENDER:**  
SBC ARCHWAY VI, LLC

**MANAGING MEMBER**  
6161 South Syracuse Way, Suite 330  
Greenwood Village, CO 80111-4055

**IN PRESENCE OF:**  
(Title)

**UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, MOUNTAIN BY:**  
ADAM MENZIE  
CONTRACTING OFFICER  
(Official Title)
3. Paragraph 3 of the Lease shall be deleted in its entirety and be replaced with the following:

"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

<table>
<thead>
<tr>
<th>Term</th>
<th>Rate PER RSF</th>
<th>Monthly Rent</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb. 1, 2011 –</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feb. 1, 2016 –</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jan. 31, 2021</td>
<td>$49.41</td>
<td>$32,132.97</td>
<td>$385,595.64</td>
</tr>
<tr>
<td>Feb. 1, 2021 –</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jan. 31, 2026</td>
<td>$49.87</td>
<td>$32,432.1233</td>
<td>$389,185.48</td>
</tr>
</tbody>
</table>

The cost of the sixteen (16) onsite reserved parking spaces and fifteen (15) surface spaces for employee and visitor parking spaces is included in the rental rate.

The gross rental rate stated above includes the following:

<table>
<thead>
<tr>
<th>Term</th>
<th>Shell Rent Annual</th>
<th>Operating Expenses Annual</th>
<th>Taxes Annual</th>
<th>Tenant Improvements Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb. 1, 2011 –</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jan. 31, 2016</td>
<td>$275,194.15</td>
<td>$55,798.60</td>
<td>$16,566.66</td>
<td>$34,758.55</td>
</tr>
<tr>
<td>Feb. 1, 2016 –</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jan. 31, 2021</td>
<td>$278,471.83</td>
<td>$55,798.60</td>
<td>$16,566.66</td>
<td>$34,758.55</td>
</tr>
<tr>
<td>Feb. 1, 2021 –</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jan. 31, 2026</td>
<td>$316,620.22</td>
<td>$55,798.60</td>
<td>$16,566.66</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO 7WY2065. Rent for a lesser period shall be prorated. Rent shall be made payable to:

SBC Archway VI, LLC
6161 South Syracuse Way, Suite 330
Greenwood Village, CO 80111-4055

4. Paragraph 4 of the Lease shall be deleted and replaced with the following:

"4. The Government may terminate this lease at any time after January 31, 2021 by giving at least sixty (60) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

5. Paragraph 10 of the Lease shall be deleted and replace with the following:

"10. In accordance with provisions of Paragraphs 3.5 Tax Adjustment, 3.7 Operating Costs, and 3.15 Adjustment for Vacant Premises of the Solicitation for Offers 7WY2065, the following parameters are established:

(a) The lease is subject to operating cost escalation. For operating cost adjustment, the operating costs are established at $7.15 per rentable square foot. The base cost of services is established at $55,798.60 based on $7.15 for 7,804 rentable square feet.

Initials
Gov't
Section 18 - Common Area Factor

Paragraph 18 of the Lease shall be deleted and replace with the following:

"18. In accordance with Section 3.11 - Common Area Factor of SFO 7WY2065, the Common Area Factor is established as 1.184667932 or 18.4667932%.

Section 19 - Additional Cost

Paragraph 19 of the Lease shall be deleted and replace with the following:

"19. In the event the actual amount of space exceeds 6,587.5 usable square feet, there will be no additional cost to the Government.

Section 22 - Tenant Buildout

Paragraph 22 of the Lease shall be deleted and replace with the following:

"22. The tenant buildout will conform to the specifications in SFO 7WY2065 and are to be provided by the Lessor as part of the total rental payment. The tenant buildout costs of $253,388.00 are amortized for a period of 120 months at 6.65%. The amortized tenant buildout costs are $4.453941 per rentable square foot."
February 1, 2011 – February 28, 2011 Adjusted Rental Payment:
March 1, 2011 – March 31, 2011 Adjusted Rental Payment:
April 1, 2011 – April 30, 2011 Adjusted Rental Payment:

February 2011 Rental Payment $31,859.83 minus prorated Commission Credit of ______ equals ______ adjusted February 2011 Rent.
March 2011 Rental Payment $31,859.83 minus prorated Commission Credit of ______ equals ______ adjusted March 2011 Rent.
April 2011 Rental Payment $31,859.83 minus prorated Commission Credit of ______ equals ______ adjusted April 2011 Rent.”

10. In accordance with SFO Section 4.13 LANDSCAPING (SEP 2000), all landscaping shall be installed on or before June 1, 2011.

END OF SLA NO. 7