

**Supplemental Lease Agreement
Number 1**

Lease Number: LWY14491 **Date:** 7/7/11

Cottonwood Park, 907 N. Poplar, Casper, WY 82601-1320

THIS AGREEMENT, made and entered into this date by and between Cottonwood Office Center, LLC whose address is 550 N. Poplar, Casper, WY 82601-1649 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:

1) Document the adjustment for vacant premises (3,509 ANSI/BOMA Office Area square feet / 4,021 rentable square feet) effective June 1, 2011. 2) Reduce the operating costs in accordance with lease paragraph 11. ADJUSTMENT FOR VACANT PREMISIS, effective June 1, 2011. 3) Release 3,509 ANSI/BOMA Office Area square feet / 4,021 rentable square feet of space upon expiration of the firm term, April 1, 2012.

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

I. Paragraph 1 is hereby deleted in its entirety and replaced with,

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

Beginning October 1, 2010 through March 31, 2012; 13,493 rentable square feet (r.s.f.), yielding approximately 11,775 ANSI/BOMA Office Area square feet and related space located on the First and Second (partial) Floors at Cottonwood Park, 907 N. Poplar, Casper, WY 82601-1320, together with eighteen (18) on-site surface parking spaces as depicted on the attached Floor Plan, Exhibit A (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

Beginning April 1, 2012 through September 30, 2013; 9,472 rentable square feet (r.s.f.), yielding approximately 8,266 ANSI/BOMA Office Area square feet and related space located on the First Floor at Cottonwood Park, 907 N. Poplar, Casper, WY 82601-1320, together with eighteen (18) on-site surface parking spaces as depicted on the attached Floor Plan, Exhibit B (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

ii. Paragraph 3, is hereby deleted in its entirety and replaced with,
 "The Government shall pay the Lessor annual rent of:

FIRM TERM	Lease Year 1	Rent Breakdown - 6/1/2011 - 9/30/2011		Per ABOA SF	Per RSF	Annual Rent	Monthly Rent	ABOA SF	RSF
		Shell Rent	\$ 11.56	\$ 10.09	\$ 136,144.37	\$ 11,345.36	11,775.00	13,493.00	
Real Estate Taxes	\$ 0.47	\$ 0.41	\$ 5,532.13	\$ 461.01					
Operating Cost	\$ 4.35	\$ 3.79	\$ 51,178.82	\$ 4,264.90					
Full Service Rent	\$ 16.38	\$ 14.29	\$ 192,855.32	\$ 16,071.28					
FIRM TERM	Lease Year 2	Rent Breakdown - 10/1/2011 - 3/31/2012		Per ABOA SF	Per RSF	Annual Rent	Monthly Rent	ABOA SF	RSF
		Shell Rent	\$ 12.14	\$ 10.59	\$ 142,890.87	\$ 11,907.57	11,775.00	13,493.00	
Real Estate Taxes	\$ 0.47	\$ 0.41	\$ 5,532.13	\$ 461.01					
Operating Cost	\$ 4.35	\$ 3.79	\$ 51,178.82	\$ 4,264.90					
Full Service Rent	\$ 16.95	\$ 14.79	\$ 199,601.82	\$ 16,633.49					
NON-FIRM TERM	Lease Year 2	Rent Breakdown - 4/1/2012 - 9/30/2012		Per ABOA SF	Per RSF	Annual Rent	Monthly Rent	ABOA SF	RSF
		Shell Rent	\$ 12.14	\$ 10.59	\$ 100,308.48	\$ 8,359.04	8,266.00	9,472.00	
Real Estate Taxes	\$ 0.47	\$ 0.41	\$ 3,883.52	\$ 323.63					
Operating Cost	\$ 4.86	\$ 4.24	\$ 40,161.28	\$ 3,346.77					
Full Service Rent	\$ 17.46	\$ 15.24	\$ 144,353.28	\$ 12,029.44					
NON-FIRM TERM	Lease Year 3	Rent Breakdown - 10/1/2012 - 9/30/2013		Per ABOA SF	Per RSF	Annual Rent	Monthly Rent	ABOA SF	RSF
		Shell Rent	\$ 12.71	\$ 11.09	\$ 105,044.48	\$ 8,753.71	8,266.00	9,472.00	
Real Estate Taxes	\$ 0.47	\$ 0.41	\$ 3,883.52	\$ 323.63					
Operating Cost	\$ 4.86	\$ 4.24	\$ 40,161.28	\$ 3,346.77					
Full Service Rent	\$ 18.04	\$ 15.74	\$ 149,089.28	\$ 12,424.11					

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.

[Redacted Signature]

Member
 (Title)

[Redacted Address]

550 N. Poplar, Casper, WY 82601
 (Address)

[Redacted Signature]

Administration, Public Buildings Service.

Darrin Hotaling
 (Lease Contracting Officer)