LEASE AMENDMENT

ADDRESS OF PREMISES
UNION PARK PLAZA
155 VAN GORDON STREET
LAKEWOOD, CO 80228-1709

TO LEASE NO: GS-08P-14905
Date: August 5, 2015

THIS AMENDMENT is made and entered into between

Union Park Plaza, Partnership
whose address is: 12600 W. Colfax Avenue
Suite B-130
Lakewood, CO 80215-3752

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 set the effective date of the lease and correct mathematical errors.

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 August 1, 2015, as follows:

1. The Lease paragraph entitled Lease Term is hereby deleted and replaced with the following:

"To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 19.5 Years, 15 Years Firm, coterminous with

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:

Signature: __________________________
Name: __________________________
Title: __________________________
Entity Name: Union Park Plaza
Date: ____________/____/____

FOR THE GOVERNMENT:

Signature: __________________________
Name: __________________________
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: ____________/____/____

WITNESS:

Signature: __________________________
Name: Office Manager
Title: __________________________
Date: ____________/____/____

Lease Amendment Form 12/12
lease (LC014681), and commencing on **August 1, 2015**, also located in the Union Park Plaza Building subject to termination and renewal rights as may be hereinafter set forth.

2. Lease Paragraph 1.03 entitled, *Rent and Other Consideration*, is hereby deleted and replace with the following:

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

<table>
<thead>
<tr>
<th></th>
<th>FIRM TERM</th>
<th>NON-FIRM TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ANNUAL RENT</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHELL RENT¹</td>
<td>$64,304.50</td>
<td>$64,304.50</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS RENT²</td>
<td>$26,913.68</td>
<td>$0.00</td>
</tr>
<tr>
<td>REAL ESTATE TAXES³</td>
<td>$19,872.99</td>
<td>$19,872.99</td>
</tr>
<tr>
<td>OPERATING COSTS⁴</td>
<td>$67,272.40</td>
<td>$67,272.40</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)⁵</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>PARKING⁶</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td>$178,363.57</td>
<td>$151,449.89</td>
</tr>
</tbody>
</table>

¹Shell rent calculation: $ 8.45 per RSF multiplied by 7610 RSF
²The Tenant Improvement Allowance of $265,780.48 is amortized at a rate of 6.0 percent per annum over 15 years.
³Real Estate taxes $2.61/RSF multiplied by 7610 RSF
⁴Operating Costs rent calculation: $8.84 per RSF multiplied by 7610 RSF
⁵Building Specific Amortized Capital (BSAC) of 0 are amortized at a rate of 0 percent per annum over 0 years
⁶Parking costs are included in the shell rent

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term, if applicable."

3. Lease Paragraph 1.08, *Tenant Improvements and Pricing*, is hereby deleted in its entirety.