

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-08P-LCO15003
ADDRESS OF PREMISES 3151 South Vaughn Way Aurora, CO 80014	

**THIS AGREEMENT**, made and entered into this date by and between **AHC Metro Cherry Creek III, LLC**

whose address is:

1603 Orrington Avenue STE: 990  
Evanston, IL 60201-3883

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 expand the square footage, modify the firm term and to update rent accordingly.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution of this LA as follows:

1.) Lease Section 1.03.A. is deleted in its entirety and replaced with the following:

**1.03 RENT AND OTHER CONSIDERATION (SEP 2012)**

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

	RSF	SHELL RENT	OPERATING COSTS	TI RENT <sup>1</sup>	BSAC <sup>2</sup>	TOTAL ANNUAL RENT
<b>9/21/15 - 3/20/16<sup>3</sup></b>	13,641	\$115,773.12	\$80,780.22	\$57,045.64	\$14,234.40	\$267,833.38
<b>3/21/16 - 5/31/17</b>	18,313	\$115,773.12	\$80,780.22	\$37,950.90	\$6,742.61	\$241,246.85
<b>6/1/17 - 9/20/20<sup>4</sup></b>	18,313	\$169,864.09	\$108,449.25	\$37,950.90	\$6,742.61	\$323,006.85
<b>9/21/20 - 9/20/25</b>	18,313	\$280,724.67	\$108,449.25	\$37,950.90	\$6,742.61	\$433,867.43

<sup>1</sup> TI costs in the total amount of \$277,240.00

First 6 months (9/21/2015 - 3/20/2016) reflect \$237,240.00 at 7.5% over 60 months.

Remaining 114 months (03/21/2016 - 09/20/2025) reflect \$257,304.45 (\$217,304.45 + \$40,000) at 7.5% over 114 months.

<sup>2</sup> BSAC costs in the total amount of \$71,172.00

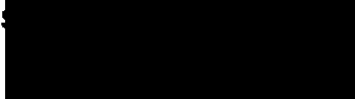
First 6 months (9/21/2015 - 3/20/2016) reflect \$71,172.00 at 0.0% over 60 months.

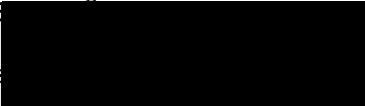
Remaining 114 months (03/21/2016 - 09/20/2025) reflect \$64,054.80 amortized at 0.0% over 114 months.


<sup>3</sup> Six (6) months free rent per paragraph 1.04 still in effect (09/21/2015 - 03/20/2016)

<sup>4</sup> The step rent increase reflected in section 1.03.A scheduled for June 1, 2017 is subject to the commencement of construction of the elevators referenced in paragraph 7.02 of the lease. The date will be adjusted accordingly.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:   
 Signature: \_\_\_\_\_  
 Name: TOM ZABOR  
 Title: Authorized Signatory  
 Entity Name: AHC METRO Cherry Creek III LLC  
 Date: 4/6/17

FOR THE GOVERNMENT:   
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, \_\_\_\_\_  
 Date: 4/21/17

WITNESS:   
 Signature: \_\_\_\_\_  
 Name: Kimberly J. Smith  
 Title: \_\_\_\_\_  
 Date: 4/6/17