



Supplemental Lease Agreement
Number 001

Lease Number: GS-09B-02353 Date: 12-29-09

ADDRESS OF PREMISES North Pointe Corporate Center,
4330 Watt Avenue,
Sacramento, CA 95821-7012

THIS AGREEMENT, made and entered into this date by and between: Amstar-34, LLC,
whose address is: 1050 17th Street, Suite 1200
Denver, CO 80265

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 "Premises".

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government to acquire approximately 8,038 rentable square feet (6,989 ANSI BOMA Office Area) of expansion space:

Paragraphs 1, 3, and 10 of the SF-2 are hereby deleted in their entirety and the following substituted therefore. Paragraph 22 is added.

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

BLOCK A: The Lessor hereby leases to the Government the following described premises: 81,805 rentable square feet (RSF), yielding approximately 73,536 ANSI/BOMA Office Area square feet and related space located on the First (1st - Areas 'A' through 'F'), Second (2nd - Entire Floor) and Third (3rd - Area 'A') Floors at North Pointe Corporate Center, 4330 Watt Avenue, Sacramento, CA 95821-7012, together with thirty (30) reserved onsite surface parking spaces. Please see pages 1-3 of attached floor plan, 'Exhibit A.'

BLOCK B: The Lessor hereby leases to the Government the following described premises: 8,038 rentable square feet (RSF), yielding approximately 6,989 ANSI/BOMA Office Area square feet and related space located on the Third (3rd - Area 'B') Floor at North Pointe Corporate Center, 4330 Watt Avenue, Sacramento, CA 95821-7012. Please see page 3/3 of attached floor plan, 'Exhibit A.'

This will amend the lease space to a total of 89,843 Rentable Square Feet (RSF) of office and related space, yielding 80,525 ANSI/BOMA Office Area Square Feet (USF), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

Continued on Attachment Sheet Number 1, Attached hereto and made a part hereof

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

Lessor, Amstar-34, LLC

By [Signature]
(Signature)

Authorized Representative
(Title)

In Presence of

[Signature]
(Signature)

1050 17th St. Suite 1200 Denver, CO 80265
(Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature]
(Signature)

Deana Morad
Contracting Officer



SHEET NUMBER 1 Attached to Supplemental Lease Agreement Number 001 and made a part of US Government Lease GS-09B-02353

"3. The Government shall pay the Lessor the following annual rent:

BLOCK A: The Government shall pay the Lessor annual rent for years 1-5 of \$2,552,316.00 at the rate of \$212,693.00 per month in arrears, according to the following table:

BLOCK A	Annual Rent (Years 1-5)	Monthly Rent (Years 1-5)	Annual Rent (Years 6-10)	Monthly Rent (Years 6-10)	Annual Rent (Years 11-15)	Monthly Rent (Years 11-15)
Shell Rental Rate	\$1,786,091.77	\$148,840.98	\$2,041,034.75	\$170,086.23	\$2,706,109.40	\$225,509.12
T.I Rental Rate	\$384,542.23	\$32,045.19	\$384,542.23	\$32,045.19	\$0.00	\$0.00
Operating Cost	\$381,682.00	\$31,806.83	\$381,682.00	\$31,806.83	\$381,682.00	\$31,806.83
Full Service Rate	\$2,552,316.00	\$212,693.00	\$2,807,258.98	\$233,938.25	\$3,087,791.40	\$257,315.95

BLOCK B: The Government shall pay the Lessor annual rent for years 1-5 of \$225,064.00 at the rate of \$18,755.33 per month in arrears, according to the following table:

BLOCK B	Annual Rent (Years 1-5)	Monthly Rent (Years 1-5)	Annual Rent (Years 6-10)	Monthly Rent (Years 6-10)	Annual Rent (Years 11-15)	Monthly Rent (Years 11-15)
Shell Rental Rate	\$149,747.94	\$12,479.00	\$172,254.34	\$14,354.53	\$234,789.98	\$19,565.83
T.I Rental Rate	\$37,778.60	\$3,148.22	\$37,778.60	\$3,148.22	\$0.00	\$0.00
Operating Cost	\$37,537.46	\$3,128.12	\$37,537.46	\$3,128.12	\$37,537.46	\$3,128.12
Full Service Rate	\$225,064.00	\$18,755.33	\$247,570.40	\$20,630.87	\$272,327.44	\$22,693.95

Rent for a lessor period shall be prorated. Rent checks shall be made payable to:

Amstar-34, LLC
C/O Jones Lang Lasalle
2180 Harvard Street, Suite 255
Sacramento, CA 95815 "

"10. Tax Adjustment:

Pursuant to Paragraph 3.5, "Tax Adjustment GSAM 552.270-24," for purposes of tax escalation, the Government occupies 89,843 / 133,056 rentable square feet (67.52269%)."

"22. The following are attached and made a part hereof:

A. 'Exhibit A – Floor Plans,' Pages 1-3."

All other terms and conditions of the lease shall remain in force and effect.