

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

SUPPLEMENTAL  
AGREEMENT 6

DATE 10-13-11

TO LEASE NO. GS-09B-02353

ADDRESS OF PREMISES 4330 Watt Ave,  
Sacramento, CA 95821-7012

THIS AGREEMENT, made and entered into this date by and between:  
Amstar-34 LLC  
whose address is 1050 17<sup>TH</sup> St, 23<sup>rd</sup> Floor  
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.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution, as follows: **to establish progressive Beneficial Occupancy for Block A Phase 1 and Phase 2.** This is a progressive square footage increase of this lease.

Paragraph 32 and 33 are hereby added.

**"32. Progressive Beneficial Occupancy.**

Effective June 1, 2011 the Government shall accept for progressive Beneficial Occupancy Block A Phase 1 and Phase 2 space for a total of 26,601 rentable square feet yielding 23,912 ANSI/BOMA Office Area square feet and related space at 4330 Watt Ave, Sacramento, CA ~~95113~~, the Premises, to be used for such purposes as determined by the General Services Administration subject to Paragraphs 27 and 31 of this lease.

**Phase 1** consists of 2,015 rentable square feet, yielding 1,811 ANSI/BOMA Office Area square feet and related space located on Floors 1 and 2 as depicted on the attached floor plans, Exhibit "C" pages 1 and 2; and

**Phase 2** consists of 24,586 rentable square feet, yielding 22,101 ANSI/BOMA Office Area square feet and related space located on Floors 1 and 3 as depicted on the attached floor plans, Exhibit "C" pages 1 and 3."

**"33. RENT.**

Effective June 1, 2011, the Government shall pay the lessor an annual rent of \$829,951.20 at the rate of \$69,162.60 per month in arrears. Rent for lesser periods 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."

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.

BY [Signature] Authorized Representative (Title)

IN THE PRESENCE OF (witnessed by:)  
[Signature] 1050 17<sup>th</sup> St, 23<sup>rd</sup> Floor, Denver, CO 80265 (Address)

UNITED STATES OF AMERICA  
BY [Signature]  
Deana Morad Contracting Officer General Services Administration