

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 5

DATE: December 15, 2006

GS-08P- 13980

ADDRESS OF PREMISES 1595 Wynkoop
Denver, Colorado 80202

THIS AGREEMENT made and entered into this date by and between FEPA, L.L.C.

whose address is: 1855 Blake Street, Suite 200

Denver, Colorado 80202

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 clarify selection and cost responsibility with respect to security personnel required for the premises and to change evening janitorial to daytime janitorial.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective December 15, 2006 as follows:

Paragraph 41 is hereby incorporated into the Lease agreement:

"41. Lessor and the Government acknowledge and agree that, notwithstanding anything to the contrary set forth in the Lease, the provision of all security personnel required to screen persons or deliveries entering the premises demised to the Government pursuant to this Lease or to patrol the interior of such premises, during the normal operating hours as defined in paragraph 5(A) of this Lease, will be the sole responsibility of the Government"

Paragraph 7.9 titled "Janitorial Services", has Section A. is deleted and replaced with the following:

"A. Routine janitorial cleaning may be performed during the working hours of 6:00 am and 8:00 pm. If any changes are made to this requirement there must be a bi-lateral agreement between the owner and tenant agency, which shall not be unreasonably withheld.

The limitations of this Section A do not prohibit the performance of non-routine maintenance outside of the working hours defined above at times when security is present." *REQUIRES TWO DAYS NOTICE.*

All other terms and conditions remain in effect

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

LESSOR *Manuwaiz*
FEPA, L.L.C.

VICE PRESIDENT
Title

GUARANTOR *Manuwaiz*
Opus Northwest Construction, LLC

VICE PRESIDENT
Title

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION

BY *Mark B. Spear*
(Signature) (Official Title)