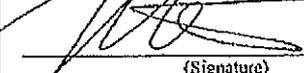
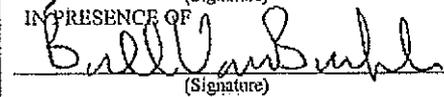


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE
		TO LEASE NO. GS-08P-14438
ADDRESS OF PREMISES Colorado Plaza Towers, Tower 2 621 17 th Street, 4 th Floor Denver, CO 80293-0621		
THIS AGREEMENT, made and entered into this date by and between 621 17 th STREET OPERATING COMPANY, LLC whose address is: 621 17 th Street Operating Company, LLC 633 17 th Street, Suite 1650 Denver, CO 80202-0621 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said		
Lease is amended,		As follows:
<p>Paragraph 26 is hereby added to the Lease:</p> <p>"37. The government hereby agrees to reimburse the Lessor \$1,200,436.02 for the tenant improvement build out. The Lessor hereby agrees to complete and maintain all tenant improvements according to the lease agreement. Upon completion and acceptance of the project by the government, and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to:</p> <p style="text-align: center;">621 17th Street Operating Company, LLC 633 17th Street, Suite 1650 Denver, CO 80202-0621</p> <p>The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0017062. [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102."</p> <p>All other terms and conditions of the lease, including any and all Supplemental Lease Agreements thereto, shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
LESSOR 621 17 th STREET OPERATING COMPANY, LLC		
 _____ (Signature)	_____ U.P. (Title)	
IN PRESENCE OF  _____ (Signature)	 _____ (Address)	
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, COLORADO SERVICE CENTER		
BY  _____ (Signature)	_____ LEASING CONTRACTING OFFICER	