

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO 5

DATE:

10/09/11

TO LEASE NO. GS-08P-14468

ADDRESS OF PREMISES 799 Tech Center Drive, Building A, Durango, CO 81301

THIS AGREEMENT, made and entered into this date by and between RML Investments, LLC

whose address is 2376 County Road 505
Bayfield, CO 81122-8733

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 modify the Amortized Tenant Improvements to reflect final costs. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective October 1, 2011 as follows:

Paragraph 3 of the Lease is deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor, commencing on October 1, 2011, annual rent as follows:

Upon beneficial occupancy by the Government, Annual Rent of \$241,610.15 at the rate of \$20,134.18 per month in arrears for base years 1 thru 5 – except as noted below. *Additional Amortized TI improvements begin on the estimated date of October 1, 2011 and will be increased over the rest of the firm term of the Lease for a period of 56 months.

Going forward, beginning in October 2011, the monthly rental payments will be \$20,134.18.

Annual Rent consists of the following: (Note: Annual/Monthly and per SF Rent rates below are rounded.)

Rent Breakdown (Years 1-5)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$16.43	\$118,213.85	\$9,851.15
Operating Cost	\$ 4.90	\$35,289.00	\$2,940.75
Amortized TI	\$ 7.22	\$51,980.82	\$4,331.74
Amortized Security*	\$ 5.02	\$36,126.48	\$3,010.54
Full Service Rent	\$33.58	\$241,610.15	\$20,134.18

Rent Breakdown (Years 6-10)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$13.53	\$97,348.95	\$8,112.36
Operating Cost	\$4.90	\$35,289.00	\$2,940.75
Amortized TI	\$0.00	\$0.00	\$0.00
Full Service Rent	\$18.43	\$132,637.35	\$11,053.11

Note: Annual, Monthly and Per SF rates are rounded on the above.

Annual Rent for years 6-10 will be reduced to reflect elimination of the amortized tenant improvement and amortized security cost components and shell rent step down. Rent for a lesser period shall be prorated. Rent shall be payable through Electronic Fund Transfer (EFT) to:

**RML Investments, LLC
2376 CR 505
Bayfield, CO 81122."**

Paragraph 8 of the Lease shall be deleted in its entirety and replaced with the following:

"8. Pursuant to Paragraph 1.10, Tenant Improvements included in Offer the Tenant Improvement (TI) allowance is \$213,527.45. (approximately \$29.68 per ANSI/BOMA square foot). The amortization rate is 8%, and the amortization term is five years. Annual amortized TI rental is \$51,980.82 or approximately \$7.22 per RSF for years 1 through 5. The TI will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Lessor. The entire TI allowance of \$29.68 per USF is not used, the Government will adjust the rental rate downward to offset the difference in the TI rent component."

K G

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.

LESSOR: RML Investments, L.L.C.

BY [Signature] (Signature) MANAGING PARTNER (Title)
IN PRESENCE OF [Signature] (Signature) 2376 CE 505, Cary, NC, 27513 (Address)

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

BY [Signature] (Signature) CONTRACTING OFFICER (Official Title)