

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE:

LEASE No. GS-09B- 14470

THIS LEASE, made and entered into this date between LBA REALTY FUND III-COMPANY III, LLC

whose address is: 17901 Von Karman Avenue, Suite 950
Irvine, CA 92614

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
17,957 rentable square feet (r.s.f.), yielding approximately 15,090 ANSI/BOMA Office Area square feet and related space located on the 3rd Floor (Suite 302ST) or acceptable substitute premises at Denver Place, 999 18th Street, Denver, CO 80202, together with 4 onsite, secured parking spaces, as depicted on the attached Floor Plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.
3. The Government shall pay the Lessor annual rent of \$320,532.45 at the rate of \$26,711.04 per month in arrears for years 1 through 3; this rate includes the 4 on-site, secured parking spaces. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

**LBA Realty Fund III-Company III, LLC
17901 Von Karman Avenue, Suite 950
Irvine, CA 92614**
4. PARAGRAPH 3 IS INTENTIONALLY OMITTED.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The parking space(s) described in Paragraph 1 and parking spaces required by local code.
 - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's approved Design Intent Drawings. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 9CO2238 and its attachments. Notwithstanding the foregoing, the costs and expenses described in this paragraph shall only be included in the rental consideration if the Government elects to amortize Tenant Improvements pursuant to Paragraph 14. Such costs and expenses are specifically excluded from the rental consideration if the Government elects to reimburse Lessor via lump sum payment(s).
 - C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

7. The following are attached and made a part hereof:

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

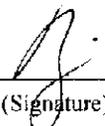
- a) The Solicitation For Offers Number 9CO2238 (pages 1-48) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) Special Requirements (page 1);
- c) Attachment to SFO 9CO2238 (pages 1-8), Amendment Number 1 (page 1-4).
- d) GSA Form 3517B (pages 1-33);
- e) GSA Form 3518 (pages 1-7);
- f) Sheet no. 1-2 containing Paragraphs 9-22;
- g) Floor plan (Exhibit A, pages 1);

8. The following changes were made in this lease prior to its execution:

Paragraphs 2, 4 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 22 have been added.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: LBA REALTY FUND III-COMPANY III, LLC
a Delaware limited liability company

BY  (Signature) Brad Neglia (Name & Title)
Authorized Signatory

IN PRESENCE OF:

 (Signature) 17901 VON KARMAN AVE. #950 Irvine, CA (Address)
92614

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service:

BY 
CONTRACTING OFFICER, GSA



