

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01 TO LEASE NO. LCO14542 DATE 6/16/11 PAGE 1 of 2

ADDRESS OF PREMISES 555 Corporate Circle, Golden Colorado 80401-5621

THIS AGREEMENT, made and entered into this date by and between **FIRST INDUSTRIAL, L.P.**,

whose address is **311 S. WACKER DRIVE
SUITE 3900
CHICAGO, IL 60606-6627**

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 increase the tenant improvement allowance and full service rental rate.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 13, 2011 as follows:

Paragraphs 10 and 17 of the lease contract are hereby deleted and replaced as follows:

10. The Government shall pay the Lessor annual rent as follows:

- For months 1 through 3, free rent, excluding the separately metered utilities.

Rent Breakdown (Months 4-24)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$10.23	\$580,583.19	\$48,381.93
Operating Cost	\$5.28	\$299,655.84	\$24,971.32
Tenant Improvements	\$4.89	\$277,522.17	\$23,126.85
Full Service Rent	\$20.40	\$1,157,761.20	\$96,480.10

Rent Breakdown (Years 3-4)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$11.08	\$628,823.24	\$52,401.94
Operating Cost	\$5.28	\$299,655.84	\$24,971.32
Tenant Improvements	\$4.89	\$277,522.17	\$23,126.85
Full Service Rent	\$21.25	\$1,206,001.25	\$100,500.10

LESSOR FIRST INDUSTRIAL, L.P., 311 S. Wacker, Suite 3900, Chicago, IL 60606-6627

SIGNATURE *Gregory S. Downs* NAME OF SIGNER Gregory S. Downs Regional Director
ADDRESS _____

IN PRESENCE OF

SIGNATURE *Renee Weckl* NAME OF SIGNER Renee Weckl
ADDRESS _____

UNITED STATES OF AMERICA

SIGNATURE *[Signature]* NAME OF SIGNER Justin Grit
OFFICIAL TITLE OF SIGNER Lease Contracting Officer

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Rent Breakdown (Years 5-6)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$11.98	\$679,900.94	\$56,658.41
Operating Cost	\$5.28	\$299,655.84	\$24,971.32
Tenant Improvements	\$4.89	\$277,522.17	\$23,126.85
Full Service Rent	\$22.15	\$1,257,078.95	\$104,756.58

Rent Breakdown (Years 7-8)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$12.94	\$734,383.82	\$61,198.65
Operating Cost	\$5.28	\$299,655.84	\$24,971.32
Tenant Improvements	\$4.89	\$277,522.17	\$23,126.85
Full Service Rent	\$23.11	\$1,311,561.83	\$109,296.82

Rent Breakdown (Years 9-10)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$13.97	\$792,839.41	\$66,069.95
Operating Cost	\$5.28	\$299,655.84	\$24,971.32
Tenant Improvements	\$4.89	\$277,522.17	\$23,126.85
Full Service Rent	\$24.14	\$1,307,017.42	\$114,168.12

Rent Breakdown (Years 11-12)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$16.42	\$931,884.26	\$77,657.02
Operating Cost	\$5.28	\$299,655.84	\$24,971.32
Tenant Improvements	\$0.00	\$0.00	\$0.00
Full Service Rent	\$21.70	\$1,231,540.10	\$102,628.34

Rent Breakdown (Years 13-15)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$17.00	\$964,801.00	\$80,400.08
Operating Cost	\$5.28	\$299,655.84	\$24,971.32
Tenant Improvements	\$0.00	\$0.00	\$0.00
Full Service Rent	\$22.28	\$1,264,456.84	\$105,371.40

17. TENANT IMPROVEMENT ALLOWANCE: The maximum Tenant Improvement Allowance has been established by Paragraph 3.2, "Tenant Improvements Included in Offer." The Tenant Improvement Allowance shall be amortized over the ten (10) year firm term of the lease agreement at an interest rate (amortization rate) of 0 % per year. Any Tenant Improvement Allowance provided above \$1,006,828.14 by the Landlord shall be amortized over the firm term at an interest rate of 8.0% per year. An additional \$1,214,377.58 Tenant Improvement Allowance has been added to the rental rate in Paragraph 10 and has been amortized at 8.0%. The total Tenant Improvement Allowance is \$2,221,205.72. The Tenant Improvement Allowance shall be used no later than December 31, 2011.

All other terms and conditions remain in full force and effect.