

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No.1
	TO LEASE NO. GS-08P-14866
<b>ADDRESS OF PREMISES</b> 621 17 <sup>th</sup> Street, Suite 300, Denver, CO 80202	PDN Number:n/a

THIS AMENDMENT is made and entered into between 621 17<sup>th</sup> Street Operating Company, LLC whose address is: 633 17<sup>th</sup> Street Suite 1650 Denver, CO 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: amend the square footage, annual rents, and suite number;

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 1, 2014 as follows:

Paragraph 1.01 of the Lease is hereby amended as follows:

"A. Office and Related Space: 1,570 rentable square feet (RSF), yielding 1,353.45 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the 3<sup>rd</sup> floor and known as Suite 300, of the building, as depicted on the floor plan attached hereto as Exhibit A."

Paragraph 1.03 of the Lease is hereby amended as follows:

"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM YEARS 3-5	Non Firm Term Years 6-7
	ANNUAL RENT	ANNUAL RENT	Annual Rent
SHELL RENT <sup>1</sup>	\$18,730.10	\$21,870.10	\$23,440.10
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$0.00	\$0.00	\$0.00
OPERATING COSTS <sup>3</sup>	\$15,809.90	\$15,809.90	\$15,809.90
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ 0.00	\$0.00	\$0.00
PARKING <sup>5</sup>	\$ 0.00	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$34,540.00</b>	<b>\$37,680.00</b>	<b>\$39,250.00</b>

(Firm Term) \$22.00 per RSF multiplied by 1,570 RSF  
 (Non Firm Term (years 3-5)) \$24.00 per RSF multiplied by 1,570 RSF  
 (Non Firm Term (years 6-7)) \$25.00 per RSF multiplied by 1,570 RSF

<sup>2</sup> The Tenant Improvement Allowance of \$XX is amortized at a rate of X percent per annum over XX years.

<sup>3</sup> Operating Costs rent calculation: \$10.07 per RSF multiplied by 1,570 RSF

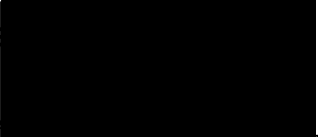
<sup>4</sup> Building Specific Amortized Capital (BSAC) of \$XX are amortized at a rate of X percent per annum over XX years

<sup>5</sup> Parking costs described under sub-paragraph II below

This Lease Amendment contains 2 pages.

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 below date.

FOR THE



Signature: \_\_\_\_\_  
Name: MICHAEL MIBRAS  
Title: VP.  
Entity Name: TENA WEST  
Date: 10-13-14

FOR THE



Signature: \_\_\_\_\_  
Name: Jarvis Hatfield  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 1/29/15

WITNESSED FOR THE



Signature: \_\_\_\_\_  
Name: S. J. [unclear]  
Title: Exec. Dir.  
Date: 10-13-14

INITIALS: \_\_\_\_\_  
LESSOR

&

JA  
GOVT