

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE**

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 1

TO LEASE NO. **LCO15009**

ADDRESS OF PREMISES **US Bank Tower**
950 17th St.
Denver, CO 80202

THIS AGREEMENT, made and entered into this date by and between,

CCP/MS SSIII Denver US Bank Tower Property Owner LLC, a Delaware limited Liability company

whose address is: **10 S. Riverside Plaza, Suite 1250**
Chicago, IL 60606

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 allow for a 5,749 usable square feet/6,503 rentable square feet expansion of the Lease, to clarify the one year rent concession, and to revise the rent schedule.

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2017 as follows:

Section 1.01 The Premises (Sep 2015), part A 'Office and Related Space' and is hereby deleted and replaced with the following:

- A. Office and Related Space: **39,873** rentable square feet (RSF), yielding **35,249** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the entire **17th and 18th** floor(s), of the Building, as depicted on the floor plan(s) attached to Lease as Exhibit 1.

Section 1.03 Rent and Other Consideration (Sept 2015), part A is hereby deleted and replaced with the following:

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

	FIRM TERM	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
	8/1/2017 – 7/31/2022	8/1/2022 – 7/31/2027	8/1/2027 – 7/31/2032
SHELL RENT ¹	\$1,285,106.79	\$1,434,630.54	\$1,584,154.29
OPERATING COSTS ³	\$317,787.81	\$317,787.81	\$317,787.81
PARKING ⁵	IN SHELL	IN SHELL	IN SHELL
TOTAL ANNUAL RENT	\$1,602,894.60	\$1,752,418.35	\$1,901,942.10
SHELL RATE: 8/1/2017 – 7/31/2022 - \$32.23/RSF 8/1/2022 – 7/31/2027 - \$35.98/RSF 8/1/2027 – 7/31/2032 - \$39.73/RSF OPERATION RATE - \$7.97/RSF FREE RENT PERIOD: 1/1/2018 - 12/31/2018			

- B. The lessor is providing a rent concession of \$133,539.50 per month for months of January 1, 2018 - December 31, 2018 for a total rent concession of \$1,602,474.00. Free rent will be adjusted per the lease to be inclusive of any CPI adjustments during the free rent period.

All other terms and conditions of the Lease shall remain in force and in effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

[Redacted Signature]

LESSOR: CCP/MS SSIII Denver US Bank Tower Property Owner LLC, a Delaware limited liability company

BY _____ 8/11/17 Senior Vice President
(Signature) (Date) (Title)

IN THE PRESENCE OF (witnessed by:)

_____ 8/11/17 _____ Same As Above
(Signature) (Date) (Address)

UNITED STATES OF AMERICA

BY MARK KFEARCE [Redacted Signature] 8/24/17 Contracting Officer, GSA
(Name) (Signature) (Date) (Title)