

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 19	DATE: Aug 19, 2008
	GS-08P-13980	

ADDRESS OF PREMISES 1595 Wynkoop
Denver, Colorado 80202

THIS AGREEMENT, made and entered into this date by and between: DENVER EPA OC, LLC
c/o AllCapital/GPT Properties, LLC

whose address is 13625 California Street, Suite 310
Omaha, Nebraska 68154

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 incorporate consulting services for space build out.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective Aug 19, 2008 as follows:

Paragraph 52 is hereby incorporated into the lease:

"52. The Lessor shall retain a LEED Accredited Professional to provide LEED design and project management services for the design and construction projects in relation to the [REDACTED] consolidation/relocation on the first, second and third floors. Said Professional shall ensure the project meets the [REDACTED]'s sustainability, LEED EB, and Environmental Management System goals. Upon completion of said work, to the reasonable satisfaction of the government, not to be unreasonably withheld, the government hereto agrees to pay the lessor the lump sum amount of \$17,690.00.

Reimbursement to the Lessor will be made upon completion of the work, inspection and acceptance of the work by the GSA Contracting Officer and upon receipt of an itemized invoice from the Lessor. Approval by the GSA Contracting Officer shall occur within ten (10) business days of completion of the work. In no event shall the Government make payment prior to the completion of said work.

"The vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0012870. Invoices submitted without the PDN are immediately returned to the Vendor. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102."

ALL OTHER CONDITIONS REMAIN IN EFFECT


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

LESSOR, DENVER EPA OC, LLC

By 
(Signature)



(Title)

IN PRESENCE OF


(Signature)

13625 California St, Suite 310, Omaha, NE 68154
(Address)

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

BY 
OFFICER
(Signature)

Russell Furry

CONTRACTING
(Official Title)