

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE: April 18, 2006
	GS-08P- 13980	

ADDRESS OF PREMISES 16th and Wynkoop
 Denver, Colorado 80202

THIS AGREEMENT made and entered into this date by and between FEPA, L.L.C.

whose address is: 1855 Blake Street, Suite 200

Denver, Colorado 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 incorporate a centralized HVAC into the building.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective April 18, 2006 as follows:

Paragraph 2 is hereby deleted and replaced with the following:

"2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning November 1, 2006, through October 31, 2016"

Paragraph 36 is hereby incorporated into the lease agreement:

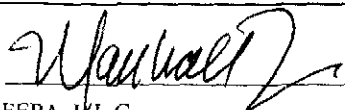
"The Federal Government approves the concept for the design and installation of a Centralized HVAC system which will include air side economizers. This system will contain the following specifications.

a). The centralized HVAC system will consist of two custom roof-top air handling stations site-erected by a recognized system manufacturer. Each air handling station will have two supply fans and two relief fans. Each supply fan will have two sets of cooling coils.

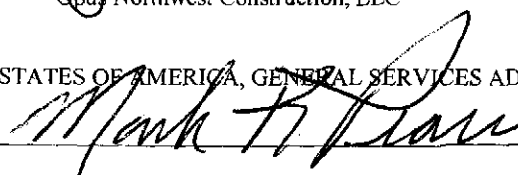
b). Heating coils will be provided to prevent condensations in the supply ductwork

(continued on page 2)

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

LESSOR  VICE PRESIDENT
FEPA, L.L.C. Title

GUARANTOR  VICE PRESIDENT
Opus Northwest Construction, LLC Title

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION
BY 
(Signature) (Official Title)

GSA Lease GS-08P-13980

Supplemental Agreement No. 2

Page 2

- c). Two, de-centralized HVAC systems each shall be provided on Levels 2 and 3, which shall utilize a conventional overhead variable air volume (VAV) air distribution system approach.
- d). The main central station HVAC systems located on the Penthouse Level shall consist of two indoor air handling systems that shall be constructed with site-erected casings, which shall utilize pre-fabricated acoustical panels
- e). Each main air handling system shall include the following:
- 1). Two supply fans, each with a variable frequency drive (VFD) for capacity control.
 - 2). Two banks of chilled water cooling coils, each with a single modulating control valve.
 - 3). Two banks of hot water heating coils, each with a single modulating control valve.
 - 4). Two filter banks, consisting of pre-filters and final filters.
 - 5). A mixed air section with two sets of outdoor and return air dampers.
 - 6). A return/relief fan section, consisting of two return/relief fans, each with VFD for capacity control, and a single motorized relief damper assembly from the relief air plenum to the relief air louver.
 - 7). Vibration isolation and acoustical attenuation devices configured to support the design requirements of the project.
 - 8). One of the main air handling systems shall incorporate a separate hydronic coil in the outdoor air stream, which shall be part of a run-around loop energy recovery system with the main toilet exhaust riser for the building.
- f). The de-centralized air handling systems that shall serve the occupied areas of Levels 2 and 3 shall be individual, factory pre-fabricated units, each shall have the following components:
- 1). Single centrifugal fan with VFD for capacity control.
 - 2). Single chilled water cooling coil bank with modulating control valve.
 - 3). Single hot water heating coil bank with modulating control valve.
 - 4). Factory filter-mixing box section with factory control dampers.
 - 5). Vibration isolation and acoustical attenuation devices configured to support the design requirements of the project.
- h). Heating and cooling coils in all air handling systems shall be sized to condition the quantities of outdoor air that will be required to support the respective occupancy and use of the space.
- i) Provide pressurized plenum under floor air distribution system for the building (Floors 3-9) in accordance with ASHRAE's "Under Floor Air Distribution Design Guide, 2003", as part of the building's core and shell. The system is to include, as a minimum, the following:
1. Low pressure air highways will be provided to extend the air distribution to within 70 feet of any area served. Provide a minimum of 4 extensions on each floor. The air highway extensions will be located to minimize conflict with tenant layout and cable trays. (Per TI documents dated 2/24/06)
 2. Provide VAV with reheat for the perimeter floor area including all required control devices. (Per 100% construction documents dated 7/15/05)
 3. Individually controlled pressure zones will be provided to adjust air supply to sections of the under floor plenum as the sun moves around the building.

Initials

Lessor

Gov't

- * 4. Provide fan powered terminals and thermostats for conference rooms and similar areas with highly variable loads, as part of the tenant improvements.

j). Any area increases realized will not increase the rent to the Government."

Paragraph 1.3 of the SFO entitled OCCUPANCY, is hereby deleted and replaced with the following:

"1.3 OCCUPANCY,

Occupancy is required no later than November 1, 2006"

All other terms and conditions remain in effect.

Initials


Lessor

&


Gov't