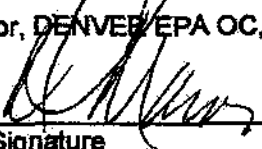

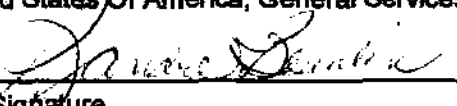


Supplemental Lease Agreement Number 51			
Lease Number:	LCO13980	Date:	(Government to complete) 7/7/11
Address of Premises: 1595 Wynkoop Street, Denver, Colorado 80202			
<p>THIS AGREEMENT, made and entered into this date by and between DENVER EPA OC, LLC c/o AllCapital/GPT Properties, LLC, whose address is 13625 California Street, Suite 310, Omaha, Nebraska 68154, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to provide and install six sub-meters on a reimbursable basis to the Lessor.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 9, 2011, as follows:</p>			
<p>Paragraph 85 of form SF2 "Lease for Real Property" is hereby incorporated into the Lease:</p> <p>*85. The Lessor hereby agrees to provide and install six (6) sub-meters with time clocks including all necessary labor, material, equipment, supervision, and quality control as required. 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 a lump sum amount not to exceed [REDACTED]</p> <p>Reimbursement to the Lessor will be made upon completion of the work 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 with ten (10) business days of completion of the work. In no event shall the government make payment prior to the completion of said work.</p> <p>The vendor receiving payment shall issue the invoice. Additionally, the invoice shall include a unique invoice number and cite the following PDN #PSPS0021288. Invoices submitted without the PDN are immediately returned to the vendor. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy of 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) PO Box 17181, Fort Worth, Texas 76102." All other terms and conditions of the lease shall remain in force and effect.</p>			
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>Lessor, DENVER EPA OC, LLC</p>			
By		Director - Asset Management	
	Signature	Title	
In Presence		13625 California St, Ste 310 Omaha, NE 68154	
	Signature	Address	
<p>United States Of America, General Services Administration, Public Buildings Service,</p>			
By		CONTRACTING OFFICER	
	Signature	Title	