

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 12	DATE February 13, 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

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 additional tenant improvement costs.

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

Lease is amended, effective February 13, 2008 as follows:

Paragraph 46 is hereby incorporated into the lease:

"In accordance with Paragraph 38 of this Lease, the following items have been approved by the Contracting Officer as tenant improvements. The lessor will be reimbursed upon completion of the work, and acceptance of an itemized invoice. An itemized invoice must be submitted addressing the PDN no. PS0011663."

- Provide and install door hardware modifications to Door 322B -
- Furnish and install loops to activate gate arms and 2 overhead doors; install 3 detectors in [REDACTED] and ramp area; install [REDACTED] for gates -
- Run conduits for control wire for hydraulic rams, rant EMT for garage doors; pulled wire for controls, loops and remote control unit, cut in remote united, wired loops, control, remote control units -
- Swirl diffuser alterations (13) -Phase 3 -
- Gate arm replacement (hit by [REDACTED] employee) -
- The cost to add a UPS outlet
- The cost to relocate fire extinguishers

Total \$15,088.09

"The vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0011663. (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)

Thomas D. Peschio,
Manager

IN PRESENCE OF

(Signature)

(Address)

13625 California Street, Suite 310, Omaha, NE 68154

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

BY

CONTRACTING OFFICER

(Signature) Mark K. Pearce

(Official Title)

5/11/11