

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO.6	DATE: December 15, 2006
GS-08P- 13980		

ADDRESS OF PREMISES	1595 Wynkoop Denver, Colorado 80202
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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: clarify selection and costs responsibility with respect to security personnel required for the premises.

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

Lease is amended, December 15, 2006 as follows:
effective

Paragraph 42 is hereby incorporated into the Lease agreement:

"42. In accordance with Paragraph 38 of this Lease, the Lessor has applied to the Government for approval of 62 individual cost issues for costs incurred as a result of the Government's additional requirements for Tenant Improvements. As of the date of this Supplemental Lease Agreement, the Government has approved the following cost issues as change orders to the original Tenant Improvement budget of \$14,309,795.54:

Change Order No.	Cost Issue	Description	Approval Date	Amount
1	TI-017	Computer access flooring differential. Computer Room on access floor laminate flooring changed to NEVEMAR Laminate Floor Tile - ST 6001 FT - Gray Starlite.	August 7, 2006	
2	TI-023	EIC pricing per email received from MAP on 7/12/06. Please note the electrical pricing includes hanging of existing 2'x2' and 2'x4' fixtures to meet OSHA regulations and the a labor credit for the remaining fixtures. Costs are also included for the filming of windows.	August 8, 2006	

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

LESSOR Manuel Z

FEPA, L.L.C.

GUARANTOR Manuel Z

Title Vice President

Opus Northwest Construction, LLC

Title Vice President

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

BY Mark H. Pearson

Contracting Officer
(Official Title)

(Signature)