

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE: 2/7/11
TO LEASE NO. LCO14300		

ADDRESS OF PREMISES Academy Park Commons, 7110 W. Jefferson Avenue
Lakewood, Colorado, 80235-2381

THIS AGREEMENT, made and entered into this date by and between:

whose address is **Terrace Point Partnership**
12600 W. Colfax Ave., Suite B-130
Lakewood, CO 80215-3752

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the **Government**:

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

Lease is amended,	January 24, 2011	as follows:
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The purpose of this Supplemental Lease Agreement (SLA) No. 1, to lease LCO14300, is to amend the lease as stated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

I. Paragraph 3 shall be deleted and replaced with the following:

3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Months	Annualized				Total Monthly Rent
	Shell	Cost of Services	Tenant Improvement Allowance	Total Annual Rent	
1-30	\$181,054.99	\$34,773.49	\$49,120.99	\$264,949.47	\$22,079.12
31-60	\$181,054.99	\$34,773.49	\$0.00	\$225,902.04	\$18,825.17
61-84	\$181,054.99	\$34,773.49	\$0.00	\$236,604.48	\$19,717.04

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent shall be made payable to:

Terrace Point Partnership
12600 W. Colfax Ave., Suite B-130
Lakewood, CO 80215-3752

CONTINUED ON PAGES 2 AND 3 ATTACHED HERETO

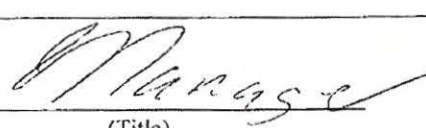
All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Terrace Point Partnership

IN PRESENCE OF


(Signature)

(Signature)


(Title)
12600 W. Colfax Ave. B-130
(Address)

- II. SFO 8CO2358 Paragraph 1.12 BUILDING SHELL REQUIREMENTS has been modified to reflect that the Government accepts the current lighting system in "as-is" condition. Only those line items which are clearly outlined in this Supplemental Lease Agreement shall be taken in "as-is" condition or removed from the requirements of the Lease. All other items defined as "SHELL" in the Lease remain unchanged.
- III. SFO 8CO2358 Paragraph 10.16 SHATTER-RESISTANT WINDOW PROTECTION REQUIREMENTS is deleted without replacement. Only those line items which are clearly outlined in this Supplemental Lease Agreement shall be taken in "as-is" condition or removed from the requirements of the Lease. All other items defined as "SHELL" in the Lease remain unchanged. Additionally, Paragraph 8 of the Lease regarding Building-Specific Security is deleted without replacement.
- IV. Paragraph 15 shall be deleted and replaced with the following:

In accordance with Paragraph 2.3 (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] per rentable square foot per year of firm term ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.3, only [REDACTED] which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED] which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments as indicated in this schedule for adjusted Monthly Rent:

First Month's Shell is \$15,807.92 minus the Commission Credit of \$ [REDACTED] First Month's adjusted Gross Monthly Rental Payment is [REDACTED]

Second Month's Shell is \$15,807.92 minus the Commission Credit of \$ [REDACTED] Second Month's adjusted Gross Monthly Rental Payment is [REDACTED]

END OF SLA No. 1

Initials	
Gov't	Lessor

