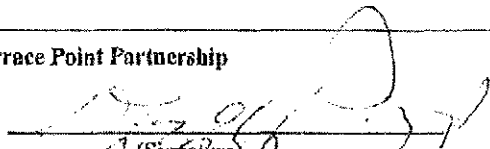
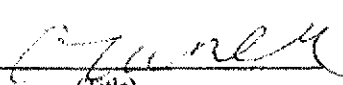
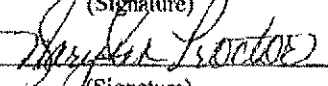
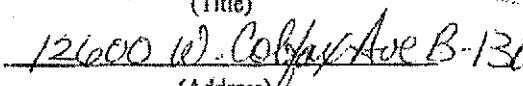
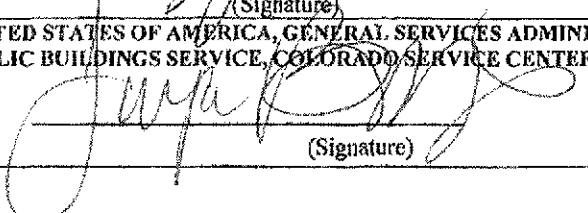


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 3	DATE: 4/28/11
		TO LEASE NO. LCO14300	
ADDRESS OF PREMISES Academy Park Commons, 7110 W. Jefferson Avenue Lakewood, Colorado, 80235-2381			
<p>THIS AGREEMENT, made and entered into this date by and between:</p> <p>whose address is Terrace Point Partnership 12600 W. Colfax Ave., Suite B-130 Lakewood, CO 80215-3752</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said</p>			
Lease is amended,	April 5, 2011	as follows:	
<p>The purpose of this Supplemental Lease Agreement (SLA) No. 3, to lease LCO14300, is to establish beneficial occupancy, and to reconcile approved tenant improvements and change orders.</p> <p>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:</p> <p>1. Paragraph 2 of the Lease shall be deleted in its entirety and the following substituted therefore:</p> <p>2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning April 7, 2011 through April 6, 2018, subject to termination and renewal rights as may be hereinafter set forth.</p>			
CONTINUED ON PAGE 2			
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			
 (Signature)		 (Title)	
IN PRESENCE OF		 (Signature)	
		 (Address)	
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, COLORADO SERVICE CENTER.			
BY		 (Signature)	
		CONTRACTING OFFICER (Official Title)	

II. 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	Fixed	Cost of Services	Tenant Improvement Allowance	Total Monthly Rent	Total Monthly Rent
1-30	\$24,000.00	\$24,773.45	\$24,075.93	\$72,850.40	\$72,850.40
31-36	\$24,000.00	\$24,773.45	\$2,000	\$50,773.45	\$50,773.45
37-38	\$24,000.00	\$24,773.45	\$2,000	\$50,773.45	\$50,773.45

Rent shall be adjusted in accordance with the provisions of the Solicitation Part Orders and General Terms. Rent for a lesser period shall be prorated. Rent shall be made payable to:

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

III. Paragraph 4 shall be deleted and replaced with the following:

"4. The Government may terminate this lease in whole or in part at any time after October 6, 2013 by giving at least 90 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

IV. Paragraph 7 shall be deleted and replaced with the following:

The total Tenant Improvement Cost, including all approved Change Orders, is \$192,313.00, which are amortized for a period of 30 months at 7.0%.

V. 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. 3

Initials
GSA [REDACTED] Lessor [REDACTED]