

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 2  
REVISED

DATE:

9-30-2010

TO LEASE NO. GS-08P-14319

ADDRESS OF PREMISES 1555 North Newport Road, Colorado Springs, Colorado 80916-2727

THIS AGREEMENT, made and entered into this date by and between: CHARTER NEWPORT, L.P.  
whose address is 1845 WOODALL RODGERS FWY, SUITE 1700  
DALLAS, TX 75201-2288

hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the Lessor agrees to expand the Lease by 19,455 RSF and perform Tenant Improvements alterations as defined in the attached scope of work.

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

Lease is amended, effective September 16, 2010 as follows:

Paragraph 2 is hereby deleted and replaced:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 15, 2010 and continuing through December 14, 2018, subject to termination and renewal rights as may be hereinafter set forth.

Paragraph 3 is hereby deleted and replaced:

"3.

DATES	YEAR	RENTABLE SQUARE FOOTAGE	BASE RENT	TENANT IMPROVEMENTS	OPERATING RENT*	PARKING	ANNUAL RENT
12/15/2010-12/14/2011	1	64,455	\$ 573,649.50	\$ -	\$ 480,189.75	\$ -	\$ 1,053,839.25
12/15/2011-12/14/2012	2	64,455	\$ 573,649.50	\$ -	\$ 480,189.75	\$ -	\$ 1,053,839.25
12/15/2012-12/14/2013	3	64,455	\$ 573,649.50	\$ -	\$ 480,189.75	\$ -	\$ 1,053,839.25
12/15/2013-12/14/2014	4	64,455	\$ 573,649.50	\$ -	\$ 480,189.75	\$ -	\$ 1,053,839.25
12/15/2014-12/14/2015	5	64,455	\$ 573,649.50	\$ -	\$ 480,189.75	\$ -	\$ 1,053,839.25
12/15/2015-12/14/2016	6	64,455	\$ 605,877.00	\$ -	\$ 480,189.75	\$ -	\$ 1,086,066.75
12/15/2016-12/14/2017	7	64,455	\$ 605,877.00	\$ -	\$ 480,189.75	\$ -	\$ 1,086,066.75
12/15/2017-12/14/2018	8	64,455	\$ 605,877.00	\$ -	\$ 480,189.75	\$ -	\$ 1,086,066.75

\* Operating rent is subject to annual adjustment in accordance with Paragraph 3.3 of SFO No. CO102738

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

CHARTER NEWPORT, L.P.  
1845 WOODFALL RODGERS, SUITE 1700  
DALLAS, TX 75201"

CONTINUED ON PAGE 2 ATTACHED

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, CHARTER NEWPORT, L.P.

*[Signature]*  
(Signature)

*Vice President*  
(Title)

IN PRESENCE OF

*[Signature]*  
(Signature)

(Address)

1845 WOODALL RODGERS, DALLAS, TX 75201

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY

*[Signature]*  
(Signature)

CONTRACTING OFFICER

(Official Title)

**Supplemental Lease Agreement**

**LCO14319**

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Paragraph 6 is hereby incorporated into the lease:

"6. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 100%."

Paragraph 17 is hereby incorporated into the lease:

"16. Pursuant to Paragraph 2.2 and 2.3 of the Solicitation for Offers No. CO102738, entitled "Tenant Improvements" and "Tenant Improvements s rental Adjustment", respectively, the Lessor agrees to provide the government with all labor, materials, equipment, quality control, and supervision necessary to complete the tenant improvements as described in the attached Exhibit "A".

The Government agrees to reimburse the Lessor in the amount not to exceed \$59,775.00 to be paid on a lump sum basis upon completion of the work, inspection and acceptance by the Government and upon receipt of an itemized invoice from the Lessor. In no event shall the Government make payment prior to the completion, inspection and acceptance.

The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0018434. 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](http://www.finance.gsa.gov)."

INITIALS	
LESSOR	GOVERNMENT
PS	