

**Supplemental Lease Agreement
Number 2**

Lease Number: GS-08P-14375 (LCO14375) **Date:** 7/9/11

Interstate 25 and Baseline Road/Local Route 7, Broomfield, Colorado 80516-

THIS AGREEMENT, made and entered into this date by and between OXFORD DEVELOPMENT COMPANY

whose address is ONE OXFORD CENTRE
301 GRANT STREET, SUITE 4500
PITTSBURGH, PA 15219-6400,

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 reduce the Operating Cost and increase the Base Rent with no impact on the Total Annual Rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 18, 2011 as follows:

Paragraph 9 of Standard Form 2 is deleted in its entirety and replaced as follows:

"9. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$250,600.00 /annum (\$1.55 /RSF)."

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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, OXFORD DEVELOPMENT COMPANY

By Joseph D. McPherson, Jr.
(Signature)

President
(Title)

In Presence of Susan L. Stender
(Signature)

ONE OXFORD CENTRE - SUITE 4500
301 GRANT ST.
PITTSBURGH, PA 15219
(Address)

United States Of America, General Services Administration, Public Buildings Service.

Joseph D. McPherson, Jr.
(Signature)

Joseph D. McPherson, Jr.
Real Estate Contracting Officer
(Official Title)

Supplemental Lease Agreement No. 2 to Lease GS-08P-14375

Paragraph 19 is added and reads as follows:

"19. Exhibit "C", entitled "Rental Schedule", as referenced in Paragraph 4 of Standard Form 2, is hereby replaced and attached to this 2nd Supplemental Lease Agreement to the Lease."

Paragraph 20 is added and reads as follows:

"20. As consideration to modify the Base Rent and Operating Cost the Lessor agrees to perform all maintenance, repair and replacement in accordance with the terms of the Lease."