

**Supplemental Lease Agreement**  
**Number 4**

**Lease Number:** GS-08P-14375 (LCO14375) **Date:** 4/30/2012

Interstate 25 and Baseline Road/Local Route 7, Broomfield, Colorado 8965

THIS AGREEMENT, made and entered into this date by and between THE OXFORD FUND/NARA-CO, LLC, successor-in-interest to 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 modify the tenant improvements requirements and specifications as described hereinbelow; and,

WHEREAS, the parties agree that the changes resulted in a no dollar impact on the rent amount provided in the Lease; and,

WHEREAS, the Occupancy Date is re-established in accordance to the agreed to construction and delivery schedule and the Rent Schedule is modified to reflect the revised effective date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 4/30/2012 as follows:

Paragraph 2 of the SF2 is deleted in its entirety and replaced as follows:

1. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning May 21, 2012 and ending on May 20, 2032, subject to termination and renewal rights as may be hereinafter set forth.

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, THE OXFORD FUND/NARA-CO, LLC  
By: Oxford Fund Management, Inc.  
managing member

By [Signature]  
(Signature)

Vice President  
(Title)

In Presence of [Signature]  
(Signature)

ONE OXFORD CENTRE, SUITE 4500, PIT 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

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

Supplemental Lease Agreement No. 4 to Lease GS-08P-14375

Paragraph 4 of the SF2 to the lease is modified as follows:

Replace Exhibit "C" – Rental Schedule, with a revised Exhibit "C" – Rent Schedule attached to and made a part of this 4<sup>th</sup> Supplemental Lease Agreement.

Paragraph 21 is added and reads as follows:

21. Modifications to the scope of work for the tenant improvements is provided in Exhibit "A" entitled, "Request for Change to Contract Agreement dated 8/8/2011". The changes described in Exhibit "A" have a no impact cost to the Lease.