

**Supplemental Lease Agreement
Number 3**

Lease Number: GS-08P-14375 (LCO14375) **Date:** 8/1/2011

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

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 acknowledge that The Oxford Fund/NARA-CO, LLC is the successor-in-interest to Oxford Development Company as the Lessor under the above Lease; and,

WHEREAS, the physical address is modified to reflect the street address.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 4, 2011 as follows:

Paragraph 1 is deleted in its entirety and replaced as follows:

The Lessor hereby leases to the Government the following described premises:

A total of 161,730 rentable square feet (RSF) consisting of approximately 127,000 rentable square feet of warehouse space to provide between 133,000 and 150,000 cubic square feet of record storage capacity in accordance with the Solicitation for Offers (SFO) No. 8CO2140 attached hereto and approximately 34,730 rentable square feet of office space and related space, which yields 161,730 ANS/BOMA Office Area square feet (USF) of space in a building to be constructed and known hereinafter as the

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, OXFORD DEVELOPMENT COMPANY

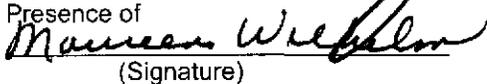
By


(Signature)

Steven J. Guy
President

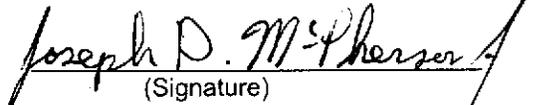
(Title)

In Presence of


(Signature)

Suite 4500, One Oxford Centre, Pittsburgh, PA 15219
(Address)

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


(Signature)

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

Supplemental Lease Agreement No. 3 to Lease GS-08P-14375

[REDACTED] BUILDING, 17101 Huron Street, Broomfield, Colorado 80516- as more fully described on the Site Map and Legal Description, Exhibits "A " and "B" respectively, attached to and made a part of this Lease, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 100 parking spaces for exclusive use of Government employees and patrons.

Paragraph 4 is hereby modified by deleting the third sentence thereof and substituting the following:
"Rent checks shall be made payable to:

The Oxford Fund/NARA-CO, LLC
One Oxford Centre
301 Grant Street, Suite 4500
Pittsburgh, PA 15219-6400

Payment of rent checks to be sent to:

[REDACTED]

Paragraph 17 is deleted in its entirety and replaced as follows:

"17. Oxford Development Company ("ODC"), the predecessor-in-interest to The Oxford Fund/NARA-CO, LLC ("Lessor"), shall remain responsible, with Lessor, for the planning, design, construction and delivery of the building known as the [REDACTED] Building, Broomfield, Colorado. For a period of five (5) years following the date on which space in the building is first accepted by the Government and rent paid therefor, ODC guarantees payment of all liabilities and the performance of all obligations that the Lessor (i) assumes under this lease contract or (ii) may undertake in the future should this lease contract be modified under its terms and conditions. This obligation is in addition to the obligations contained in the novation agreement executed by the parties of even date herewith and incorporated by reference into this lease pursuant to this Supplemental Lease Agreement No. 3. Upon acceptance of the space, Oxford Development Company's only remaining obligations will be stated in the novation agreement."