

**Supplemental Lease Agreement
Number 6**

Lease Number: GS-08P-14375 (LCO14375) **Date:** 7/2/12

17101 Huron Street, Broomfield, Colorado 80023-8909, [REDACTED]
[REDACTED] BUILDING

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 physical address of the Premises is updated to reflect the 9 digit zipcode.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 19, 2012 as follows:

Paragraph 1 is modified as follows:

The words and numbers in Paragraph 1 of the Lease "... [REDACTED]
[REDACTED] BUILDING, 17101 Huron Street, Broomfield, Colorado 80516-8965..." are replaced as follows:

"... [REDACTED] BUILDING, 17101 Huron Street, Broomfield, Colorado 80023-8909....".

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

Moussa Wilhelm
(Signature)

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

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

[Signature]
(Signature)

Leasing Contracting Officer
(Official Title)

General Clause 17 of the Lease, FIRE AND CASUALTY DAMAGE, is hereby deleted in its entirety and replaced with the following:

17. FIRE AND CASUALTY DAMAGE.

(a) If the entire premises are destroyed by fire or other casualty, this Lease will immediately terminate, provided, however, that this Lease shall not be terminated by the Government if the Lessor certifies in writing at least fifteen (15) days after the incident of such fire or other casualty that the space can be repaired and the premises restored to tenantable condition within 12 months of the date of such certification by the Lessor. If the Lessor shall deliver such certification, then (w) the Lessor shall, within 30 days, diligently commence the repair or restoration of the entire leased premises to a tenantable condition and complete such repair or restoration, provided that if such repair or restoration cannot be completed within such 12 month period by diligent commencement and continuous pursuit of such repair or restoration, such repair or restoration shall be completed as soon as is reasonably practicable, (x) the rent during the period of destruction or damage shall be wholly abated effective from the date of such destruction or damage, (y) the Government shall reoccupy the premises upon completion of such repairs or restoration and (z) the Government shall not be permitted to terminate this Lease as a result of such destruction or damage so long as the Lessor diligently commenced to repair or restore and thereafter diligently and continuously pursues such repair or restoration to completion.

(b) In case of partial destruction or damage, so as to render the premises completely untenable, as reasonably determined by the Government, then the Lessor shall undertake the repair or restoration of the premises as set forth in, and subject to the terms of, the second sentence of clause (a) above.

(c) In the event of a partial destruction or damage that renders a part of the premises untenable, as reasonably determined by the Government, then (x) the Lessor shall, within 30 days, diligently commence the repair or restoration of such portion of the leased premises to the condition in which such part of the premises existed before such destruction or damage and complete such repair or restoration, provided that if such repair or restoration cannot be completed within such 12 month period with diligent commencement and continuous pursuit of such repair or restoration, such repair or restoration shall be completed as soon as is reasonably practicable, (y) the rent during the period of partial destruction or damage shall be proportionately abated during the period that such part of the premises is untenable effective from the date of such partial destruction or damage, and (z) the Government shall reoccupy such part of the premises upon completion of such repairs or restoration. During such time as the Lessor shall be repairing or restoring such part of the premises, rent shall not abate on any space not affected by such partial destruction or damage.

(d) As soon as practicable after a partial destruction or damage to the premises, but in no event more than thirty (30) days thereafter, the Lessor shall provide to the Government a schedule and plans for accomplishing the repair or restoration. The Government shall have the right to review and approve such schedule and plans for repair or restoration of the premises, with the Government's approval not to be unreasonably withheld, conditioned or delayed.

(e) Nothing in this lease shall be construed as relieving Lessor from liability for damage to or the destruction of property of the United States of America caused by the willful or negligent act or omission of the Lessor.