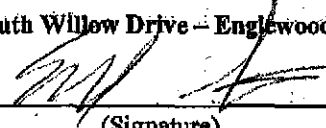
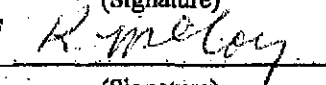


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 3	DATE: 12/7/10
		TO LEASE NO: LCO14456	
ADDRESS OF PREMISES Atrium III, 6162 S. Willow Street Englewood, Colorado, 80011-5114			
<p>THIS AGREEMENT, made and entered into this date by and between:</p> <p>whose address is 6162 South Willow Drive - Englewood, LLC c/o iStar Financial 1114 Avenue of the Americas, 39th Floor New York, NY 10036-7702</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said</p>			
Lease is amended,	September 15, 2010	as follows:	
<p>Paragraph 17 is hereby added:</p> <p>"17. REIMBURSABLE ITEMS: The Lessor hereby agrees to provide, install and maintain the items described in the SFO and made part of the lease. The Government agrees to reimburse the Lessor \$887,249.16 upon receipt of an executed SLA, completion and acceptance of the project by the government, and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to:</p> <p style="text-align: center;">6162 South Willow Drive - Englewood, LLC c/o iStar Financial 1114 Avenue of the Americas, 39th Floor New York, NY 10036-7702</p> <p>The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0018443. [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. Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102. Any questions regarding the website may be directed to "</p>			
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: 6162 South Willow Drive - Englewood, LLC			
 (Signature)		Senior Vice President (Title)	
IN PRESENCE OF  (Signature)		(Address)	

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION,
PUBLIC BUILDINGS SERVICE, MOUNTAIN PLANS SERVICE CENTER

BY TANYA BURKS

(Signature)

CONTRACTING OFFICER

(Official Title)

Supplemental Lease Agreement No. 2
To Lease No. LCO14456
Page 2

Initials	
Govt	Lessor
VB	EJY