

SUPPLEMENTAL LEASE AGREEMENT

Number 1

Lease Number: LCO14481

Date:

Colorado Plaza Tower
621 17th Street, 3rd Floor
Denver, CO 80293-0621

THIS AGREEMENT, made and entered into this date by and between 621 17TH STREET OPERATING COMPANY, LLC

whose address is 633 17TH Street, Suite 1650, Denver, CO 80202

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 reflect an increase in the total rentable square footage from 17,356 square feet to 19,459 square feet.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1st, 2010 as follows:

1. The Lessor hereby leases to the Government the following described premises:
19,459 rentable square feet (r.s.f.), yielding approximately 16,775 ANSI/BOMA Office Area square feet and related space located on the 3rd Floor at Colorado Plaza Tower, 621 17th Street, Denver, CO 80293-0621, together with ten (10) onsite structured parking spaces, as depicted on the attached Exhibit A (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
3. The Government shall pay the Lessor annual rent of \$505,934.00 (\$26.00 per r.s.f.) at the rate of \$42,161.17 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

621 17th Street Operating Company, LLC
633 17th Street, Suite 1650
Denver, CO 80202

11. TAX ADJUSTMENT:

Pursuant to Paragraph 4.2, "Tax Adjustment", for purposes of tax escalation, the Government occupies 19,459/326,471 rentable square feet (5.960%).

22. COMMISSION AND COMMISSION CREDIT:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] per rentable square foot. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 (Paragraph 10) of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$42,161.17 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent

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, 621 17TH STREET OPERATING COMPANY, LLC

By

(Signature)

(Title)

In Presence of

(Signature)

(Address)

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

(Signature)

(Official Title)