

**Supplemental Lease Agreement
Number 5**

Lease Number:	LCO14489	Date:	(Government to complete)
Address of Premises: 999 18 th Street, Denver, CO 80202			
<p>THIS AGREEMENT, made and entered into this date by and between LBA Realty Fund III-Company III, LLC, whose address is 17901 Von Karmen Ave, Suite 950, Irvine, CA 92641-6333, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to provide and install office alterations to Room 4-201 on a reimbursable basis to the Lessor.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 16, 2011, as follows:</p> <p>Paragraph 17 of form SF2 "Lease for Real Property" is hereby incorporated into the Lease:</p> <p>"17. The Lessor hereby agrees to provide and install office alterations to Room 4-201 including sconces, electrical work, and dimmers including all necessary labor, material, equipment, supervision, and quality control as required. Upon completion of said work to the reasonable satisfaction of the Government, not to be unreasonably withheld, the Government hereto agrees to pay the Lessor a lump sum amount not to exceed [REDACTED].</p> <p>Reimbursement to the Lessor will be made upon completion of the work and acceptance of the work by the GSA Contracting Officer and upon receipt of an itemized invoice from the Lessor. Approval by the GSA Contracting Officer shall occur with ten (10) business days of completion of the work. In no event shall the government make payment prior to the completion of said work.</p> <p>The vendor receiving payment shall issue the invoice. Additionally, the invoice shall include a unique invoice number and cite the following PDN #PS0021502. Invoices submitted without the PDN are immediately returned to the vendor. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy of 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) PO Box 17181, Fort Worth, Texas 76102." All other terms and conditions of the lease shall remain in force and effect.</p>			



IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor

LBA REALTY FUND III-COMPANY III, LLC,
a Delaware limited liability company

By: LBA Realty Fund III, L.P.,
a Delaware limited partnership,
its sole Member and Manager

By: LBA Management Company III, LLC,
a Delaware limited liability company,
its General Partner

By: LBA Realty LLC,
a Delaware limited liability company,
its Manager

By: LBA Inc.,
a California corporation,
its Managing Member

By: 
Name: _____
Title: _____

In Presence of

Signature

Address

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

By: 
Signature

CONTRACTING OFFICER
Title