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GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 7	DATE: 1/16/2013 (Government to complete)
TO LEASE NO. LCO14489		
ADDRESS OF PREMISES 999 18 th Street, South Terrace Denver , Colorado		
<p>THIS AGREEMENT, made and entered into this date by and between LBA Realty Fund III-Company, LLC</p> <p>whose address is 17901 Von Karmen Avenue, Suite 950 Irvine, California 92641-6333</p> <p>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 for the payment of a stairwell lock.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said</p> <p>Lease is amended, effective <u>12/11/2012</u> as follows:</p> <p>Paragraph 17 is hereby added:</p> <p>"17. REIMBURSABLE ITEMS: The Lessor hereby agrees to provide, install and maintain electronic locks for the stairwell located in the North Tower, 3rd Floor. Changes to the scope of work must be approved by the Contracting Officer. The Government agrees to reimburse the Lessor in the amount not to exceed [REDACTED] upon completion of said work and reasonable satisfaction of the Government. Reimbursement to the Lessor will be made upon inspection and acceptance of the work by the GSA Contracting Officer and upon receipt of an itemized invoice from the Lessor.</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 PS0025265. [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."</p> <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.</p>		
<p>LESSOR, LBA Realty Fund III-Company, LLC</p> <p>LBA REALTY FUND III-COMPANY III, LLC, a Delaware limited liability company</p> <p>By: LBA Realty Fund III, L.P., a Delaware limited partnership, its sole Member and Manager</p> <p>By: LBA Management Company III, LLC, a Delaware limited liability company, its General Partner</p> <p>By: LBA Realty LLC, a Delaware limited liability company, its Manager</p>		

By: _____
Name: Brad Peglia
Title: Authorized Signatory

(Signature)

(Address)

BY

(Signature)

(Official Title)