

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. LCO14518	DATE	PAGE 1 of 2
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ADDRESS OF PREMISES **66 South Van Gordon Street, Lakewood, CO 80228-1702**

THIS AGREEMENT, made and entered into this date by and between **WPC-UNION COMMONS LLC**

whose address is **4643 S. ULSTER STREET, SUITE 1000
DENVER, CO 80237-4304**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease adjust the rental rate and tenant improvement allowance to reflect the final build out costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **January 4, 2012** as follows:

Paragraphs 3 and 7 of the lease contract are hereby deleted and replaced as follows:

3. The Government shall pay the Lessor following the rate schedule defined below:

Year	Date	RSF	Annual Shell	Annual OPEX	Annual TI	Annual Rent	Monthly Rent
1	11/1/10 - 11/28/10	9,838	\$71,566.65	\$45,451.56	\$0.00	\$117,018.21	\$9,751.52
1	11/29/10 - 10/31/11	28,748	\$207,665.51	\$131,887.14	\$172,863.01	\$512,415.66	\$42,701.31
2	11/1/11 - 10/31/12	28,748	\$221,939.01	\$131,887.14	\$172,863.01	\$526,689.16	\$43,890.76
3	11/1/12 - 10/31/13	28,748	\$236,212.51	\$131,887.14	\$172,863.01	\$540,962.66	\$45,080.22
4	11/1/13 - 10/31/14	28,748	\$250,486.01	\$131,887.14	\$172,863.01	\$555,236.16	\$46,269.68
5	11/1/14 - 10/31/15	28,748	\$264,759.51	\$131,887.14	\$172,863.01	\$569,509.66	\$47,459.14
6	11/1/15 - 10/31/16	28,748	\$396,232.36	\$131,887.14	\$0.00	\$528,119.50	\$44,009.96
7	11/1/16 - 10/31/17	28,748	\$410,505.86	\$131,887.14	\$0.00	\$542,393.00	\$45,199.42
8	11/1/17 - 10/31/18	28,748	\$424,779.36	\$131,887.14	\$0.00	\$556,666.50	\$46,388.88
9	11/1/18 - 10/31/19	28,748	\$439,052.86	\$131,887.14	\$0.00	\$570,940.00	\$47,578.33
10	11/1/19 - 10/31/20	28,748	\$453,326.36	\$131,887.14	\$0.00	\$585,213.50	\$48,767.79

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

**WPC-UNION COMMONS LLC
4643 S. ULSTER STREET, SUITE 1000
DENVER, CO 80237-4304**

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LESSOR WPC-Union Commons LLC, 4643 S. Ulster Street, Suite 1000, Denver, CO 80237-4304

SIGNATURE 	NAME OF SIGNER James W. Smith
ADDRESS [REDACTED]	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Michael H. Hovine
ADDRESS [REDACTED]	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Kristin Ant
	OFFICIAL TITLE OF SIGNER Deputy Contracting Officer

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7. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$795,768.35 broken out as follows: (1) Change Order #6 - \$50,916.00 + \$3,052.35, (2) Bathroom upgrades - \$79,130.00, (3) Security - \$60,778.00. The total Tenant Improvement allowance shall be amortized through the rent for five (5) years at the rate of 3.3% paid annually at a rate of \$172,863.01 per year.

All other terms and conditions remain in full force and effect.

Jan W. Little manager
Lessor

1/12/12
Date

[Signature]
Government

1/26/12
Date