

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 1

DATE:

9/20/10

TO LEASE NO. GS-08P-14525

ADDRESS OF PREMISES 561 25 Road  
Grand Junction, CO 81505-1303

THIS AGREEMENT, made and entered into this date by and between GMC6 PROPERTIES LLC

whose address is 1531 E. EUGIE AVE.  
PHOENIX, AZ 85022-4951

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

WHEREAS, the parties hereto desire to amend the above Lease: Tenant Improvement Allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective September 16, 2010 as follows:

Paragraph number 8 is hereby deleted and replaced with the following:

8. "The Government reserves the right to use the full Tenant Improvement Allowance of \$397,703.90 (approximately 50.59 per usable square foot) and shall be paid via lump sum upon acceptance of space."

Paragraph number 17 is hereby added to the lease:

"REIMBURSABLE ITEMS: The Government agrees to reimburse the Lessor \$397,703.90 for the tenant improvement build out. The Lessor hereby agrees to complete and maintain all tenant improvements according to the lease agreement. Upon 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:

**GMC6 PROPERTIES LLC**

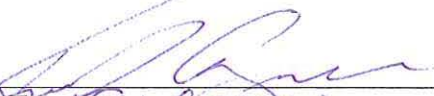
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The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number **PS0017870**. [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices 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](http://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.

Separate invoices should be submitted for each PDN number for proper process and payment."

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, **GMC6 PROPERTIES, LLC**

BY   
NAME Ken Grosan  
TITLE Managing Partner  
DATE 9/15/10  
IN PRESENCE OF Andrew Meyers

(Signature)

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION

BY   
(Signature)

CONTRACTING OFFICER  
(Official Title)