GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 3	DATE: 1/11/11
	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 November 1, 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 $360,056.26 (approximately $46.11 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 $360,056.26 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

1531 E. EUGIE AVE.
PHOENIX, AZ 85022-4951

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. 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 R GRIGSON
TITLE MANAGING PARTNER
DATE 11-2-10

IN PRESENCE OF

_____ _____
(Signature) (Address)

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

BY _____ CONTRACTING OFFICER
(Signature) (Official Title)