

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE 9/1/11
	TO LEASE NO. GS-08P-14585	

ADDRESS OF PREMISES 1908 Aerotech Drive
Colorado Springs, Colorado 80916-4223

THIS AGREEMENT, made and entered into this date by and between,

Aerotech Industrial Partners, L.P.

whose address is: 1680 Dell Avenue
Campbell, CA 95008-6901

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

WHEREAS, the parties hereto desire to modify the above Lease: to establish (1) Lease Term Commencement Date; (2) Rental Schedule and Payee Name and Address; (3) Tenant Improvement Allowance Amortization Rate and Obligations; and (4) Payment Obligation for Installation, Operation, and Maintenance of Security System and Dedicated T1 Line.

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2011 as follows:

1. Supplemental Lease Agreement No. 1 is hereby null and void and replaced by this Supplemental Lease Agreement No. 2.
2. In accordance with the Lease, Paragraph 3.04 LEASE TERM COMMENCEMENT DATE, ANNUAL RENT (SIMPLIFIED LEASE) (JAN 2011), the Lease Term Commencement Date is established as August 1, 2011.
3. Lines 10-13 of Section II, GSA Form 1364A, Simplified Lease Proposal, in Response to RLP No. 0CO2302 (Exhibit A) are hereby deleted and replaced with:

"Rent Schedule"

Year	Effective Dates	Square Feet	Shell Rent (Annual)	Operating Rent (Annual)	Taxes (Annual)	Tenant Improvements (Annual)	Total Annual Rent	Total Monthly Rent
1	08/01/2011 - 07/31/2012	6,352	\$44,908.64	\$26,170.24	\$5,335.68	\$22,931.00	\$99,345.56	\$8,278.80
2	08/01/2012 - 07/31/2013	6,352	\$44,908.64	\$26,170.24	\$5,335.68	\$22,931.00	\$99,345.56	\$8,278.80
3	08/01/2013 - 07/31/2014	6,352	\$44,908.64	\$26,170.24	\$5,335.68	\$22,931.00	\$99,345.56	\$8,278.80
4	08/01/2014 - 07/31/2015	6,352	\$44,908.64	\$26,170.24	\$5,335.68	\$22,931.00	\$99,345.56	\$8,278.80
5	08/01/2015 - 07/31/2016	6,352	\$44,908.64	\$26,170.24	\$5,335.68	\$22,931.00	\$99,345.56	\$8,278.80
6	08/01/2016 - 07/31/2017	6,352	\$72,349.56	\$28,075.84	\$5,843.84	\$0.00	\$106,269.24	\$8,855.77
7	08/01/2017 - 07/31/2018	6,352	\$72,349.56	\$28,075.84	\$5,843.84	\$0.00	\$106,269.24	\$8,855.77
8	08/01/2018 - 07/31/2019	6,352	\$72,349.56	\$28,075.84	\$5,843.84	\$0.00	\$106,269.24	\$8,855.77
9	08/01/2019 - 07/31/2020	6,352	\$72,349.56	\$28,075.84	\$5,843.84	\$0.00	\$106,269.24	\$8,855.77
10	08/01/2020 - 07/31/2021	6,352	\$72,349.56	\$28,075.84	\$5,843.84	\$0.00	\$106,269.24	\$8,855.77

- Total Annual Rent is Fixed for firm term of Lease (first 5 years)
- Lease contains no provisions for adjustments to Operating Rent
- Lease contains no provisions for adjustments to Taxes
- ** Years 6 through 10 are the option term

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

Aerotech Industrial Partners, L.P.
1680 Dell Ave.
Campbell, CA 95008-6901

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LESSOR GOVT

4. Repayment of the Tenant Improvement Allowance of \$159,079.00 shall be made monthly over ten years beginning August 1, 2011, at an annual rate of \$22,931, which is the Tenant Improvement Allowance of \$159,079.00 amortized over such 10-year period at the rate of approximately 7.268%. The Government is responsible for repayment of the Tenant Improvement Allowance for the first five years of such ten-year period at the annual rate of \$22,931, which is included as part of the total annual rent of \$99,345.56 as demonstrated in the Rent Schedule in section 3 above, and such repayment responsibility by the Government expires at the end of the first five years of the Lease (firm term) regardless of whether or not the Government exercises the option for years 6-10 of the Lease (option term). Regardless of whether or not the Government exercises the option for years 6-10 of the Lease (option term), the Lessor is responsible for repayment of the Tenant Improvement Allowance for years 6 through 10 of the ten-year period at the annual rate of \$22,931.

5. In consideration of a part of the rent over the Lease term and at no expense to the Government, Lessor has installed and shall operate and maintain the security system and dedicated T1 line for the premises.

All other terms and conditions of the Lease shall remain in force and in effect.

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

LESSOR: Aerotech Industrial Partners, L.P.

BY [Signature]
(Signature)

9-1-11
(Date)

Managing Member
(Title)

IN THE PRESENCE OF (witnessed by :)
[Signature]
(Signature)

9/1/11
(Date)

Same As Above
(Address)

UNITED STATES OF AMERICA

BY Tanya Burks
(Name)

[Signature]
(Signature)

9/1/11
(Date)

Contracting Officer, GSA
(Title)