

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

Lease Amendment

LEASE AMENDMENT

No. 1

DATE

TO LEASE NO. LCO14648

ADDRESS OF PREMISES 18300 E. 71st Ave.
Denver, CO 80249-7368

THIS AMENDMENT, made and entered into this date by and between,
DIBC Office I, LLC

whose address is: 1125 17th St. Suite 2500
Denver, CO 80202-2045

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

WHEREAS, the parties hereto desire to amend the above lease to reconcile the tenant improvement amount and commence the rental schedule.

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2013 as follows:

Section 1.03 (A) is deleted in its entirety and hereby replaced with the following:

*A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

Year	Effective Dates	Rentable Square Feet	Shell Rent	Operating Rent*	Building Specific Security**	Taxes	Tenant Improvements***	Total Annual Rent	Total Monthly Rent
1	8/1/13-7/31/14	10,236	\$102,360.00	\$59,573.52	\$14,895.47	\$31,015.08	\$59,712.84	\$267,556.91	\$22,296.41
2	8/1/14-7/31/15	10,236	\$102,360.00	\$59,573.52	\$14,895.47	\$31,015.08	\$59,712.84	\$267,556.91	\$22,296.41
3	8/1/15-7/31/16	10,236	\$102,360.00	\$59,573.52	\$14,895.47	\$31,015.08	\$59,712.84	\$267,556.91	\$22,296.41
4	8/1/16-7/31/17	10,236	\$102,360.00	\$59,573.52	\$14,895.47	\$31,015.08	\$59,712.84	\$267,556.91	\$22,296.41
5	8/1/17-7/31/18	10,236	\$102,360.00	\$59,573.52	\$14,895.47	\$31,015.08	\$59,712.84	\$267,556.91	\$22,296.41
6	8/1/18-7/31/19	10,236	\$102,360.00	\$59,573.52	\$14,895.47	\$31,015.08	\$59,712.84	\$267,556.91	\$22,296.41
7	8/1/19-7/31/20	10,236	\$102,360.00	\$59,573.52	\$14,895.47	\$31,015.08	\$59,712.84	\$267,556.91	\$22,296.41
8	8/1/20-7/31/21	10,236	\$138,186.00	\$59,573.52	\$0.00	\$31,015.08	\$0.00	\$228,774.60	\$19,064.55
9	8/1/21-7/31/22	10,236	\$138,186.00	\$59,573.52	\$0.00	\$31,015.08	\$0.00	\$228,774.60	\$19,064.55
10	8/1/22-7/31/23	10,236	\$138,186.00	\$59,573.52	\$0.00	\$31,015.08	\$0.00	\$228,774.60	\$19,064.55

*Operating rent is subject to annual CPI adjustments

**Building specific security costs are \$84,970.00 amortized at a rate of 6.0 percent per annum over 7 years.

*** Please see paragraph D of section 1.08.


Paragraph D is hereby added to Section 1.08:

"D. The full tenant improvement amount is \$831,227.00. \$490,599.85 of the full tenant improvement amount was paid for by RWA. The remaining tenant improvement balance of \$340,627.15 is amortized at a rate of 6.0 percent per annum over 7 years"



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 below date.


FOR THE LESSOR:

Signature: 
Name: WALTER COJAN
Title: VICE PRESIDENT L.C. FULLENWIDER, INC.
Entity Name: MGR of DIBC OFFICE S, LLC
Date: 9/6/13

FOR THE

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9/9/13

WITNESS

Signature: 
Name: MARK THROCKMONTON
Title: VICE PRESIDENT L.C. FULLENWIDER, INC.
Date: 9/6/13