

TO LEASE NO. LCO14742

ADDRESS OF PREMISES 598 N. Commercial Dr. Grand Junction, Co 81505

THIS AGREEMENT, made and entered into this date by and between David W. and Carol D. Courtney whose address is:

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

WHEREAS, the parties hereto desire to pay the lump sum amount of \$6,353.82 for build out of a office/warehouse space.

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

Lease is amended, 4/1/2013 as follows:

1) The following paragraph is hereby revised as follows:

Lease Term: "TO HAVE AND TO HOLD 1,444rsf of office/warehouse space located at 598 N. Commercial Dr. Grand Junction, Co 81505 with its appurtenances for a term of 7 years 3 firm beginning 4/1/2013 subject to termination and renewal rights as may be hereinafter set forth."

2) Section 1.03 is revised as follows... "Payment shall be made monthly in arrears following the rent schedule below:

| Annual Rent applies to Years | Total Shell Rent | Total Operating Costs**** | Total TI** | Total Structured Parking | Total Surface Parking | Total Annual Rent |
|------------------------------|------------------|---------------------------|-------------|--------------------------|-----------------------|-------------------|
| 0 to 3 | \$16,894.80 | \$1,501.76 | \$13,321.24 | \$0.00 | \$0.00 | \$31,717.80 |
| 4 to 7 | \$17,674.56 | \$1,501.76 | \$0.00 | \$0.00 | \$0.00 | \$19,176.32 |

* Tenant Improvements cost for the build out total the amount of \$43,393.21, in which \$6,353.82 will be paid lump sum upon acceptance of space

**The Tenant Improvements Allowance is amortized at a rate of 5% per annum for 3 years.

***Rents shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses..

Rent for a lesser period shall be prorated... Rent shall be adjusted for changes in taxes and operating costs"

3) Section 1.08 is revised as follows... Percentage of Occupancy, as defined in the Real Estate Tax Adjustment paragraph of this lease is 100 percent"

4) Section 1.09 is hereby revised as follows:

"The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the lessor's base rate for operating costs shall be \$1.04 per RSF(\$1,501.76/annum)

5) Section 2.08 is hereby revised as follows:

"If the Government elects to vacate the Premises in whole or in part during the term of the Lease, the rent shall be reduced by subtracting from the rental rate \$1.13."...

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: David W. and Carol D. Courtney

BY:

IN PRES

(Title)

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC SERVICE CENTER.

CONTRACTING OFFICER

(Official Title)