

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 3
TO LEASE NO. **GS-08P-14809**
DATE

ADDRESS OF PREMISES
1313 Highway 160
Monte Vista, CO 81144

THIS AGREEMENT, made and entered into this date by and between
Colorado Imperial LLC
whose address is 12675 Danielson Court, Unit 414
Poway, CO 92064-8804

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 correct the rent schedule in the Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 14, 2015, as follows:

Section 1, Paragraph 1.03 of the Lease entitled Rent and Other Considerations (Sep 2013), is hereby deleted in its entirety and replaced as follows:

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

	FIRM TERM 1-5	FIRM TERM 6-10	FIRM TERM 11-15	NON FIRM TERM 16-20
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$214,530.43	\$224,536.42	\$234,542.41	\$244,548.40
TENANT IMPROVEMENTS RENT ²	\$30,483.89	\$30,483.89	\$30,483.89	\$30,483.89
OPERATING COSTS ³	\$ 58,494.01	\$58,494.01**	\$58,494.01**	\$58,494.01**
BUILDING SPECIFIC AMORTIZED CAPITAL(BSAC) ⁴	\$ 8,501.74	\$ 8,501.74	\$ 8,501.74	\$ 8,501.74
PARKING ⁵	\$ 0.00	N/A	\$ 0.00	N/A
TOTAL ANNUAL RENT	\$312,010.07	\$322,016.06	\$332,022.05	\$342,028.04

** CPI adjustments

¹Shell rent calculation:

- (Years 1-5 Term) Shell \$21.4402 per RSF
- (Years 6-10 Term) Shell \$22.4402 per RSF
- (Years 11-15 Term) Shell \$23.4402 per RSF
- (Years 16-20 Term) Shell \$24.4402 per RSF

²The Tenant Improvement Cost of \$309,437.74 is amortized at a rate of 7.75% percent per annum over 20 years. The remaining TI costs are \$336,983.32 to be paid via lump sum for a total amount of Tis of \$646,421.08. (Note: This amount does not include change orders)

³Operating Costs rent calculation: \$5.8459 per RSF multiplied by 10,006 RSF

⁴Building Specific Amortized Capital (BSAC) of \$86,300.00 are amortized at a rate of 7.75% percent per annum over 20 years

⁵Parking costs described under sub-paragraph H below

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 below date.

FOR THE Lessor
Colorado Imperial LLC
Signature: _____
Name: Glen S. Sagan
Title: MANAGER
Entity Name: COLORADO IMPERIAL LLC
Date: 4/17/15

FOR THE GOVERNMENT
Christy Sebring
Signature: _____
Name: CHRISTY SEBRING
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 4-18-15

WITNESSED
Signature: _____
Name: Michelle L. Snyder
Title: Project manager
Date: 4-17-15