

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

LEASE AGREEMENT NO. 4

DATE : June 19, 2017

GS-08P-14891

PDN Number PSO033771

ADDRESS OF PREMISES 1801 California
Denver, Colorado 80202

THIS AGREEMENT, made and entered into this date by and between: BOP 1801 California Street LLC and BOP 1801 California Street II LLC

whose address is 1801 California Street
Suite 200
Denver, CO 80202

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 incorporate additional tenant improvement costs that were mistakenly omitted from the original tenant improvement allowance established in Lease Agreement No.1. GSA will reimburse the lessor in the amount of \$718,325.00 for tenant improvements that GSA verified the Federal government received benefit. Upon execution of this Lease Agreement the lessor agrees that no further tenant improvement costs are owed and that the commencement date of the lease is correct. This SLA is in full and final satisfaction of all costs or other matters, known or unknown, related to the initial tenant improvement build-out and the lease commencement date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective June 19, 2017 as follows:

Paragraph 10 is hereby incorporated into the lease agreement: The Government agrees to reimburse the lessor for \$718,325.00 for tenant improvements provided to the Federal Government during initial construction of the space.

"The vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS003771. (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."

ALL OTHER CONDITIONS REMAIN IN EFFECT

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

LESSOR BOP 1801 California Street LLC

BY

(Signature)

IN PRESENCE OF

EVP

(Title)

37017th St., #3700 DENVER, CO

(Signature)

(Address)

80202

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

BY

(Signature)

Mark K. Pearce

6/26/17

CONTRACTING OFFICER

(Official Title)