

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-08P-LCO15016
ADDRESS OF PREMISES 1617 Cole Boulevard Lakewood, CO 80401	PDN Number – NA

**THIS AMENDMENT** is made and entered into between **HB Denver West Park No. 17, LLC**

whose address is: 1546 Cole Boulevard Suite 150  
Lakewood, CO 80401

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

**WHEREAS**, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the full execution of this amendment as follows:

- 1.) As of April 1st, 2017 the Government has deemed the office and related space substantially complete. The acceptance and commencement date of the Lease shall be April 1st, 2017 and shall expire on March 31st, 2027.
- 2.) Lease section 1.01.A is deleted in its entirety and replaced with the following:
  - A. Office and Related Space: **68,378** rentable square feet (RSF), yielding **60,512** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>** floor(s) and known as Suite(s) **100, 150, 200, 250, 300, 350**, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.
- 3.) Lease section 1.02.A is deleted in its entirety and replaced with the following:
  - A. Parking: **218** parking spaces reserved for the exclusive use of the Government, of which **0** shall be structured/inside parking spaces, and **218** shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.
- 4.) Lease section 1.03.A is deleted in its entirety and replaced with the following:
  - A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM
	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$873,793.28
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$262,541.84
OPERATING COSTS <sup>3</sup>	\$372,753.92
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$46,211.30
<b>TOTAL ANNUAL RENT</b>	<b>\$1,555,300.34</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$14.44 per ABOA multiplied by 60,512 ABOA

<sup>2</sup>The Tenant Improvement Allowance of \$2,517,298.60 is amortized as follows:

The first \$2,120,945.00 expended will be amortized at a rate of 0% per annum over 10 years (\$212,094.50 per annum).

The remaining balance of \$396,353.60 will be amortized at a rate of 5% per annum over 10 years (\$50,447.34 per annum).

<sup>3</sup>Operating Costs rent calculation: \$6.16 per ABOA multiplied by 60,512 ABOA.

<sup>4</sup>Building Specific Security Costs of \$363,072.00 will be amortized at a rate of 5.0% per annum over 10 years (\$46,211.30 per annum).

<sup>5</sup>Parking costs described under sub-paragraph G below.

- 5.) Lease section 1.03.B is deleted in its entirety as of April 1, 2017.
- 6.) Lease Section 1.13 is deleted in its entirety and replaced with the following

**PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT**

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 89.38%. The Percentage of Occupancy is derived by dividing the total Government space of 68,378 by the total Building space of 76,505 RSF.

INITIALS:

  
LESSOR


&

  
GOV'T

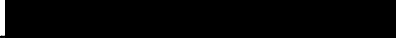
7.) All other terms and conditions shall remain in full force and effect.

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


**FOR THE LESSOR:**

Signature:   
Printed Name: Seth Hoffman  
Title: Chief Operating Officer  
Entity Name: HB Denver West Park No. 17,  
Date: 4/28/2017 LLC

**FOR THE GOVERNMENT:**

Signature:   
Name: [Redacted]  
Title: Lease Contracting Officer  
Date: 5/12/17

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Printed Name: Stephen Shaw  
Title: Vice President  
Date: 5-9-2017

Lease Amendment Form 09/12