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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 1 |
| | TO LEASE NO. GS-04B-62440 |
| ADDRESS OF PREMISES 2201 CORONATION BLVD CHARLOTTE, NC 28227-6741 | PDN Number: N/A |

THIS AMENDMENT is made and entered into between **LG2 Development, LLC**

whose address is: **3200 Carbon Place, Suite 211
Boulder, CO 80301-6132**

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 increase the amortized tenant improvement allowance.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **06/19/2013** as follows:

Paragraph 1.03.A. is hereby 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 from July 1, 2013 through June 30, 2028:

| | FIRM TERM (YEARS 1-10) | | NON FIRM TERM (YEARS 11-15) | |
|---|------------------------|----------------------------|-----------------------------|----------------------------|
| | ANNUAL RENT | ANNUAL RATE/RSF | ANNUAL RENT | ANNUAL RATE/RSF |
| SHELL RENT | \$561,111.69 | \$13.71 ³ | \$748,176.98 | \$18.28 ³ |
| TENANT IMPROVEMENTS RENT ¹ | \$201,240.79 | \$4.91 ³ | \$0.00 | \$0.00 ³ |
| OPERATING COSTS | \$221,338.05 | \$5.41 ³ | \$221,338.05 | \$5.41 ³ |
| BUILDING SPECIFIC SECURITY ² | \$10,230.75 | \$0.25 ³ | \$0.00 | \$0.00 ³ |
| TOTAL ANNUAL RENT | \$993,921.28 | \$24.29³ | \$969,515.03 | \$23.69³ |

¹The Tenant Improvement Allowance is amortized at a rate of 6.125 percent per annum over 10 years.

²Building Specific Security Costs are amortized at a rate of 6.125 percent per annum over 10 years.


³Rates may be rounded."

This Lease Amendment contains 2 page.

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:

Signature: 
Name: MATTHEW LAWRENCE
Title: MANAGER
Entity Name: LG2 DEVELOPMENT LLC
Date: 13 JULY 13

FOR THE GOVERNMENT:

Signature: 
Name: Heather Driskell
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/23/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Kenee Golobic
Title: Witness
Date: 13 JULY 13

