SUPPLEMENTAL LEASE AGREEMENT TO LEASE NO. GS-07B-16897 1 OF 2 DDRESS OF PREMISES: 10500 Copper Ave NE, Albuquerque, New Mexico, 87123 THIS AGREEMENT, made and entered into this date by and between MW Development LLC whose address is 10500 Copper Ave NE Albuquerque, NM, 87123 Identifier called Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease. IOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective 1.10-12. as follows: The following paragraphs of the SF-2 are deleted in their entirety and replaced with the following: 1. The Lessor hereby leases to the Government the following describe premises: A total of 20,952 rentable square feet (RSF) of office and related space and 18,984 ANSI/BOMA Office Area square feet (USF); which yields 350 RSF Free Space and 20,612 RSF of office and related space, and yields 317 USF Free Space and 18,667 USF of space on the first floor of the building located in Copper Point at 10500 Copper Ave. NE, in Albuquerque, NM 87123, to be used for such purposes as determined by the General Services Administration. Free Space is being provided to the Government for use, at no additional cost. (See Attachment) Included in the rent, at no additional cost to the Government, are seventy-five (75) employee visitor parking spaces and two (2) reserved parking spaces for the exclusive use of Government employees and patrons.	SUPPLEMENTAL LEASE AGREEMENT OS-07B-16897 1 OF 2 ADDRESS OF PREMISES: 10500 Copper Ave NE, Albuquerque, New Mexico, 87123 THIS AGREEMENT, made and entered into this date by and between MW Development LLC whose address is 10500 Copper Ave NE Albuquerque, NM, 87123 teretinafter called Leaser, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease. IOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, iffective 1,00,000 per agree to the Government of the following describe premises: A total of 20,852 rentable square feet (RSF) of office and related space and 18,984 ANSI/BOMA Office Area square feet (USF); which yields SSI RSF Free Space and 20,812 RSF of office and related space, and vields 317 USF Free Space and 18,687 USF of space on the first floor of the building located in Copper Point at 10500 Copper Ave. NE. in Albuquerque, NM 87123, to be used for such purposes as determined by the General Services Administration. Free Space is being provided to the Government for use, at no additional cost. (See Attachment). Included in the rent, at no additional cost to the Government, are seventy-five (75) employee visitor parking spaces, and two (2) reserved parking spaces for the axiclusive use of Government employees and patrons. 3. The Government chall pay the Lessor annual rent of \$501,019.80 for years 1 thru 5. This includes operating costs of \$98,937.60, as identified in paragraph 11, and the amortizing of the Tenant improvement Altowance of \$934,028.25, as identified in paragraph 9. For years \$4.0, the Government will pay the Lessor the sinual rate of \$324,639.00. This includes operating costs of \$98.937.60, plus CPI's. Rent shall be adjusted in accordance with the provisions of the Sclicitation for Offers and General Clauses. Rent for a lesser period shall be provised. Rent shall be made payable to: MV Davelopment, LLC 190 Central Park Square Suite #301 Los	PUBLIC BUILDINGS SERVICE	NO. 1	DATE 4.10.12
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Abuquerque, NM, 87123 ereinafter called Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: VHEREAS, the parties hereto desire to amend the above Lease. IOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended iffective 110-12, as follows: The following paragraphs of the SF-2 are deleted in their entirety and replaced with the following: 1. The Lessor hereby leases to the Government the following describe premises: A total of 20,952 rentable square feet (RSF) of office and related space and 18,984 ANSI/BOMA Office Area square feet (USF); which yields 350 RSF Free Space and 20,612 RSF of office and related space, and yields 317 USF Free Space and 18,667 USF of space on the first floor of the building located in Copper Point at 10500 Copper Ave. NE, in Albuquerque, NM 87123, to be used for such purposes as determined by the General Services Administration. Free Space is being provided to the Government for use, at no additional cost. (See Attachment) Included in the rent, at no additional cost to the Government, are seventy-five (75) employee visitor parking spaces and two (2) reserved parking spaces for the exclusive use of Government employees and patrons. 3. The Government shall pay the Lessor annual rent of \$601,019,80 for years 1 thru 5. This includes operating costs of \$98,937.60, as identified in paragraph 11, and the amortizing of the Tenant Improvement Allowance of \$324,639,00. This includes operating costs of \$98,937.60, plus CPPs. Rent 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 made payable to:	Abuquerque, NM, 87123 ereinafter called Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: VHEREAS, the parties hereto desire to amend the above Lease. IOW THEREFORE, those parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, flective	DDRESS OF PREMISES: 10580 Copper Ave NE, Albuquerqu	ie, New Mexico, 87123	
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	MW Davelopment, LEC 190 Central Park Square Suite # 301 Los Alamos, New Mexico 87544 NAUTNESS WHEDEAE the parties subscribed their names as of the above date. Administrative Manager (Title) 190 Central Park Sq. Tos Alamos.	\$98,937.60, as identified in paragraph 11, and as identified in paragraph 9. For years 6-10, the This includes operating costs of \$98.937.60, placed in the cost of \$98.937.60, placed in the cost of \$98.937.60, placed in the cost of \$98.937.60.	the amortizing of the Tenant Improvement of Government will pay the Lessor the a sur CPI's.	ont Allowance of \$834,026.25, nauel rate of \$324,639,00.
MW Davelopment, LLC	190 Central Park Square Suite # 301 Los Alamos, New Mexico 87544 IN WITNESS WHEDEOF the parties subscribed their names as of the above date. Administrative Manager (Title)	Rent for a lesser period shall be prorated. Ren	nt shall be made payable to:	
Suite # 301	Administrative Manager [Title] 190 Central Park Sq. Tos Alamos.	190 Central Park S Suite # 301	Square	
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WITNESS WILEDERS the parties subscribed their names as of the above date.	190 Central Park Sq. Tos Alamos,		Administra	tive Manager
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Administrative Manager			199 Control Dork	Sg Top 11apps
Administrative Manager (MMe) 190 Central Park Sq. Los Alamos,				- Liveren

Contracting Officer, General Services Administration (Official Tille)

- This Lease may be renewed at the option of the Government for the following terms and at the following rentals: Years 11-15, rent shall be \$350,404.00; this excludes operating costs of \$98,937.60 plus CPI's. Years 16-20 rent will be \$376,169.00; this excludes operating posts of \$98,937.60 plus CPI's.
- In accordance with the SFO paragraph 3.3, Tenant Improvements (Ti), the Tenant Improvement Allowance
 provided in the lease is \$834,026.26, which is amortized at an interest rate of 6% over 5 years. The Ti will be
 used to construct the interior space, in accordance with the approved DID's.
- In accordance with the SFO Paragraph 4.2, entitled Tax Adjustment, the percentage of Government occupancy is established as 9.76% of the entire building (20,612 RSF / 211,077 RSF).
- In accordance with the SFO Paragraph 4.3, entitled Operating Costs, the escalation base is established as \$98,937,60.
- In accordance with the SFO Paragraph 4.1.C, entitled Common Area Factor, the common area factor is established as 1.10
- 21. In accordance with the SFO Paragraph 2.4. Broker Commission and Commission Credit, CB Richard Ellis, Inc. (CBRE) is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of) of the firm term value of this lease ("Commission"). The total amount of the Commission is This Commission is earned upon lease execution and payable per the commission agreement signed by the lessor and CBRE. Due to the Commission Credit described in Paragraph 2.4, only , which is of the Commission, will be payable to CBRE when the Lease is awarded. The remaining , which is of the Commission ("Commission Credit"), shall be credited to the shall rental rate portion of the annual payments, due and owing, to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue until the credit has been fully recaptured. First full month's rental payment of \$41,751.65 minus the prorated commission credit of (adjusted first month's rent). Second full month's rental payment of \$41,751.65 minus the prorated commission credit of (edjusted second month's rent). Third full month's rental payment of \$41,751.65 minus the prorated commission credit of (adjusted third month's rent).

All other terms and conditions of the lease shall remain in full force and effect.

nitials: LESSOR & SOV