

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 2	DATE: 3/18/2017
TO LEASE NO. GS-O8P-14883		

ADDRESS OF PREMISES 800 South Park Lane, Littleton, Colorado 80126

THIS AGREEMENT, made and entered into this date by and between: SOUTHPARK 8000, LLC
whose address is: 14707 E. 2nd Avenue, 3rd floor, Aurora, CO 80011-8914

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

WHEREAS, the parties here to desire to amend the above Lease; to add tenant improvement payment to the rental schedule

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 26, 2017

PARAGRAPH 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013) "A" IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:

	3/26/2016- 3/25/2017	3/26/2017- 3/25/2019	3/26/2019- 3/25/2022	3/26/2022- 3/25/2023	3/26/2023- 3/25/2026	3/26/2026- 3/25/2031
Shell ¹	\$241,413.88	\$241,413.88	\$250,448.64	\$259,496.64	\$259,496.64	\$268,544.64
Tis ³	\$0.00	\$7,899.64	\$7,899.64	\$7,899.64	\$0.00	\$0.00
Operating Costs ²	\$72,972.18	\$72,972.18	\$72,972.18	\$72,972.18	\$72,972.18	\$72,972.18
Total Annual Rent	\$314,386.06	\$322,285.70	\$331,320.46	\$340,368.46	\$332,468.82	\$341,516.82

- 1- Shell rent calculation: Years 1-3 at \$20.01 per RSF, years 4-6 at \$20.76 per RSF, years 7-10 at \$21.51 per RSF, years 11-15 at \$22.26 per RSF
- 2- Operating Costs rent calculation: \$6.05 per RSF multiplied by 12,064 RSF
- 3- Tenant Improvement calculation: \$37,546.02 amortized over six years at 8% interest rate"

All other terms and conditions of the original lease shall remain in full force and effect. WHEREOF, the parties subscribed their names as of the above date.

LESSOR,
BY _____ (Signature)
IN PRESENCE OF _____ (Signature)

 _____ (Signature) *Managing Member* 4/11/2017 (Date)
 _____ (Signature) April 11, 2017 (Date)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION
 BY _____ (Signature) (Date) 4/12/17

LEASE CONTRACTING OFFICER,
GSA, PUBLIC BUILDING SERVICES
(Official Title)