

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No: 1
	TO LEASE NO: GS-08P-14905
ADDRESS OF PREMISES UNION PARK PLAZA 155 VAN GORDON STREET LAKEWOOD, CO 80228-1709	Date: August 5, 2015

THIS AMENDMENT is made and entered into between

Union Park Plaza, Partnership

whose address is: 12600 W. Colfax Avenue
Suite B-130
Lakewood, CO 80215-3752

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 set the effective date of the lease and correct mathematical errors.

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 **August 1, 2015** as follows:

- The Lease paragraph entitled *Lease Term* is hereby deleted and replaced with the following:

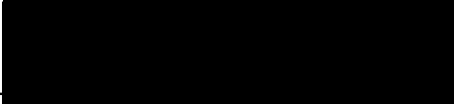
"To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 19.5 Years, 15 Years Firm, coterminous with

This Lease Amendment contains 2 pages.




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.

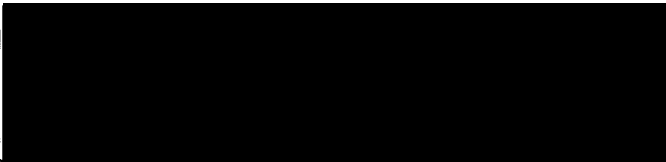

FOR THE LESSOR:

Signature: 
Name: Daryl L. [Redacted]
Title: Owner
Entity Name: Union Park Plaza
Date: 8/6/15

FOR


Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/6/15

WITN


Signature: 
Name: Holly [Redacted]
Title: Office Manager
Date: 8/6/15

lease (LCO14681), and commencing on **August 1, 2015**, also located in the Union Park Plaza Building subject to termination and renewal rights as may be hereinafter set forth."

2. Lease Paragraph 1.03 entitled, *Rent and Other Consideration*, is hereby deleted and replace with the following:

"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON-FIRM TERM
	*ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$64,304.50	\$64,304.50
TENANT IMPROVEMENTS RENT ²	\$26,913.68	\$0.00
REAL ESTATE TAXES ³	\$19,872.99	\$19,872.99
OPERATING COSTS ⁴	\$ 67,272.40	\$ 67,272.40
BUILDING SPECIFIC AMORTIZED CAPITAL(BSAC) ⁵	\$ 0.00	\$0.00
PARKING ⁶	\$ 0.00	\$ 00.00
TOTAL ANNUAL RENT	\$178,363.57	\$151,449.89

¹Shell rent calculation: \$ 8.45 per RSF multiplied by 7610 RSF

²The Tenant Improvement Allowance of \$265,780.48 is amortized at a rate of 6.0 percent per annum over 15 years.

³ Real Estate taxes \$2.61/RSF multiplied by 7610 RSF


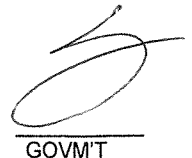
⁴Operating Costs rent calculation: \$8.84 per RSF multiplied by 7610 RSF

⁵Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 0 years

⁶Parking costs are included in the shell rent

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term, if applicable."

3. Lease Paragraph 1.08, *Tenant Improvements and Pricing*, is hereby deleted in its entirety.

INITIALS:  & 
LESSOR & GOVMT