

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 4/20/2010
	TO LEASE NO. GS-08P-14197	

ADDRESS OF PREMISES HIGH FOREST BUILDING  
740 SIMMS STREET  
LAKEWOOD, COLORADO 80401-4720

THIS AGREEMENT, made and entered into this date by and between **BJC DEVELOPMENT CORPORATION**  
whose address is 601 Colorado Blvd.  
Denver, CO 80206  
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:  
WHEREAS, the Government desires to lease an additional 468 rentable (392 usable) square feet and the Lessor shall provide said space and include the same tenant improvement allowance per useable square foot as provided in the Lease.  
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective	4/20/2010	as follows:
-----------------------------	-----------	-------------

**Paragraph 1, 9, 12 and 13 are deleted in their entirety and replaced as follows:**

"1. The Lessor hereby leases to the Government the following described premises:  
9,668 rentable square feet (r.s.f.), yielding approximately 8,092 ANSI/BOMA Office Area square feet and related space in Building C located at 10900 West 120<sup>th</sup> Avenue, Broomfield, CO 80021-2756, together with three (3) on-site Government reserved parking spaces, as depicted on the attached First generation blue-line plan and Site Plan (Exhibit A) (the "Premises") to the Lease and Exhibit "A" to Supplemental Lease Agreement No. 1 (attached hereto), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

9. The Government shall pay the Lessor annual rent as follows:  
For months 1 through 60, annual rent of \$240,110.37 at the rate of \$20,009.20 per month  
For months 61 through 120, annual rent of \$164,942.28 at the rate of \$13,745.19 per month

Continued on Page 2

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 above date.

LESSOR, BJC DEVELOPMENT CORPORATION

BY RA Wyle, Pres. (Signature) Lessor (Title)

IN PRESENCE OF \_\_\_\_\_ (Signature) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION

BY Joseph D. McPherson, Jr. (Signature) \_\_\_\_\_ CONTRACTING OFFICER (Official Title)

Continued from Page 1  
Supplemental Lease Agreement No. 1 to Lease GS-08P-14197

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

**BJC Development Corporation**  
601 Colorado Blvd.  
Denver, CO 80206

12. TAX ADJUSTMENT: Pursuant to Paragraph 3.5, subparagraph F, "Tax Adjustment (SEP 2000)," for purposes of tax escalation, the Government occupies 9,668 rentable square feet (RSF) or 46.394% of the 20,839 rentable square feet available in the building. (9,668 RSF /20,839 RSF).

13. OPERATING COST: Pursuant to Paragraph 3.7, "Operating Cost" , the base rate for purposes of operating cost escalation is established at \$54,334.16 annually or \$5.62 per rentable square foot per annum."

END OF PAGE

Lessor  Gov't 