

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT	DATE
	No. 3	3/1/10
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-08P-14226	

ADDRESS OF PREMISE 8000 East 36<sup>th</sup> Avenue  
Denver, Colorado 80238-3559

THIS AGREEMENT, made and entered into this date by and between

whose address is ASP Denver, LLC  
1801 W. End Ave.  
Suite 1600  
Nashville, TN 37203-2623

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 incorporate Paragraph 21 into the lease agreement to approve additional tenant improvements and scope changes per the attached Exhibit "A".

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 5, 2010.

1. Paragraph 21 is hereby incorporated into the Lease:

"21. The tenant improvements and scope changes to be constructed by the Lessor for the Government are those described and listed on the attached Exhibit "A". The tenant improvement and scope change costs of \$3,218,527.36 have been deemed fair and reasonable by the Government.

The Lessor hereby agrees to provide all necessary labor, material, equipment, supervision and quality control as required to complete the work described on Exhibit "A". Upon completion of said work, to the reasonable satisfaction of the Government, not to be unreasonably withheld, the Government hereto agrees to pay the Lessor the lump sum amount of \$3,218,527.36

Reimbursement to the Lessor will be made upon completion of the work, inspection and acceptance of the work by the GSA contracting Officer and upon receipt of an itemized invoice from the Lessor. Approval by the GSA Contracting Officer shall occur within ten (10) business days of completion of the work. In no event shall the Government make payment prior to the completion of said work.

The Lessor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and site the following PDN number PS0015874. Invoices submitted without the PDN number are immediately returned to the Lessor. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Lessors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater southwest finance center (7BCP), P.O. Box 17181, fort Worth, Texas 76102

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: ASP Denver, LLC  
BY [Signature]  
(Signature)

Chief Manager  
(Title)

IN THE PRESENCE OF  
[Signature]  
(Signature)

1801 West End Ave, Ste. 1600  
Nashville, TN 37203  
(Address)

UNITED STATES OF AMERICA, GSA, Public Building Services, Colorado Service Center

BY [Signature]  
Mark K. Pearce

Contracting Officer  
(Official Title)

Item #	Approved Item	Amount
1	General Conditions	[REDACTED] <sup>b(4)</sup>
6	Cost for Site Drainage & Utilities	[REDACTED]
13	Cast in Place Concrete	[REDACTED]
15	Masonry	[REDACTED]
17	Ornamental Metals	[REDACTED]
18	Rough Carpentry	[REDACTED]
22	Roofing Sheet Metal	[REDACTED]
23	Caulking and Sealants	[REDACTED]
26	Metal Doors and Frames	[REDACTED]
27	Finish Hardware	[REDACTED]
28	Glass & Glazing	[REDACTED]
31	Gypsum Wall	[REDACTED]
32	Tile & Terrazzo	[REDACTED]
34	Flooring	[REDACTED]
35	Paint & Wallcovering	[REDACTED]
36	Specialties	[REDACTED] ***
38	Furnishings	[REDACTED]
39	Special Construction	[REDACTED]
42	Fire Protection Systems	[REDACTED]
43	HVAC	[REDACTED]
44	Electrical	[REDACTED]
	General Requirements	[REDACTED]
	<b>Total - Tenant Finish</b>	<b><u>\$8,242,225.36</u></b>
Scope Change - Approved Funds		
OH/Profit	Miscellaneous Changes	[REDACTED]
CDI #15	Vehicle Barriers	[REDACTED]
Berg #40	Scope Change Electrical Add	[REDACTED]
Berg #42	Generator Sizing Increase	[REDACTED]
	<b>Total - Scope Change</b>	<b><u>\$1,256,813.00</u></b>
	<b><u>Grand Total TI/Scope Change</u></b>	<b><u>\$9,498,838.36</u></b>
Deduct	Core/Shell K12 to K8 Fencing	[REDACTED]
Deduct	Core/Shell Stainless Panels	[REDACTED]
Deduct	Core/Shell Glass in Fitness Center	[REDACTED]
	<b>Total - Deduct</b>	<b><u>-\$206,359.00</u></b>
	<b>Total Overall Tenant Improvement Costs</b>	<b><u>\$9,292,479.36</u></b>
	Allowance Per the Lease	\$6,073,952.00
	<b>Difference</b>	<b><u>\$3,218,527.36</u></b>

\*\*\* Do not have exact values - plug numbers