

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <u>10/13/10</u>
	TO LEASE NO. LCO14306	

ADDRESS OF PREMISES **18300 E. 71st Avenue
Denver, CO 80249-7368**

THIS AGREEMENT, made and entered into this date by and between,
DIBC Office I, LLC
 whose address is: **1125 17th Street
Suite 2500
Denver, Colorado 80202 -2045**
 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
 WHEREAS, the parties hereto desire to amend the above Lease: **Establish Beneficial Occupancy Date**
 NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2010 as follows:

Paragraph 2 is hereby deleted and replace with the following:
 "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **October 1, 2010** and continuing through **September 30, 2020.**"

Paragraph 4 is hereby deleted and replace with the following:
 "4. The Government may terminate this lease at any time after **September 30, 2015** by giving notice in writing to the Lessor of the termination at least 120 days prior to the effective date of such termination and no rental shall accrue after the effective date of the termination. The **120 days** shall be computed commencing with the day after the mailing of the notice or the day after the Lessor's receipt of the notice by electronic or other means, whichever commencement day is earlier."

The Rental Schedule is Amended to reflect correct Shell Rent

Year	Rentable SF	Shell Rent	Taxes*	Operating Rent **	TI	Annual Rent
1	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03
2	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03
3	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03
4	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03
5	1,079.00	\$14,314.23	\$4,359.16	\$6,279.78	\$10,189.86	\$35,143.03
6	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14
7	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14
8	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14
9	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14
10	1,079.00	\$15,969.20	\$4,359.16	\$6,279.78	\$0.00	\$26,608.14

* Taxes are reimbursed or credited according to Paragraph 4.2 of the SFO titled "Tax Adjustment"
 ** Operating Rent is adjusted according to Paragraph 4.3 of the SFO titled "Operating Costs"

All other terms and conditions of the Lease shall remain in force and in effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: **DIBC Office I, LLC**
 BY [Signature] 10/12/10 By L.C. FURCHESON, JR., III
 (Signature) (Date) (Title)
VICE PRESIDENT

IN THE PRESENCE OF (witnessed by):
[Signature] 10/13/10 Same As Above
 (Signature) (Date) (Address)

UNITED STATES OF AMERICA
 BY Tanya Burks [Signature] 10/13/10 Contracting Officer, GSA
 (Name) (Signature) (Date) (Title)