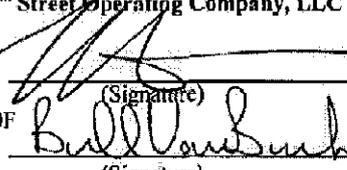


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2 (Page 1 of 1)	DATE:
TO LEASE NO. GS-08P-14481		
ADDRESS OF PREMISES Colorado Plaza Tower 621 17 th Street, 3 rd Floor Denver, CO 80293-0621		
<p>THIS AGREEMENT, made and entered into this date by and between 621 17th Street Operating Company, LLC whose address is 633 17th Street, Suite 1650 Denver, CO 80202</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said</p>		
Lease is effective	July 28, 2010	as follows:
<p>Paragraph number 23 is hereby added to the lease. "REIMBURSABLE ITEMS: The Government agrees to reimburse the Lessor \$677,710.00 for the tenant improvement build out. The Lessor hereby agrees to complete and maintain all tenant improvements according to the lease agreement. Upon completion and acceptance of the project by the government, and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to: 621 17th Street Operating Company, LLC 633 17th Street, Suite 1650 Denver, CO 80202</p> <p>The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0017063 [Invoices submitted without the PDN are immediately returned to the Vendor.] 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. Vendors 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. Separate invoices should be submitted for each PDN number for proper process and payment."</p>		
<p>Paragraph number 24 is hereby added to the lease. "REIMBURSABLE ITEMS: The Government agrees to reimburse the Lessor \$117,137.89 for the the purchase of the additional AC units to be installed in the [redacted] space of the lease. The Lessor hereby agrees to complete and maintain all tenant improvements according to the lease agreement. Upon completion and acceptance of the project by the government, and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to: 621 17th Street Operating Company, LLC 633 17th Street, Suite 1650 Denver, CO 80202</p> <p>The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0017798 [Invoices submitted without the PDN are immediately returned to the Vendor.] 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. Vendors 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. Separate invoices should be submitted for each PDN number for proper process and payment."</p>		
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.		
<p>LESSOR: 621 17th Street Operating Company, LLC</p> <p>IN PRESENCE OF  (Signature)  (Title)  (Address)</p>		
<p>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, ROCKY MOUNTAIN REGION, PUBLIC BUILDINGS SERVICE, MOUNTAIN PLANS SERVICE CENTER.</p> <p>BY  (Signature) <u>CONTRACTING OFFICER</u> (Official Title)</p>		