

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 1

DATE: 3/17/11

TO LEASE NO. LCO14493

ADDRESS OF PREMISES 1999 Broadway, Denver, CO 80202-5704

THIS AGREEMENT, made and entered into this date by and between Transwestern Broadreach 1999, L.L.C whose address is 1999 Broadway, Suite 1450 Denver, Colorado 80202-5704

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease, reduce the Rentable and Usable Square footage .

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, March 16, 2011 as follows:
effective _____

Paragraph 1 will have the addition of the following sentence, as follows:

1. As of March 16, 2011 The Government shall lease an additional 884 rentable square feet (702 usable square feet), this will give a total of 22,141 Rentable Square Feet, (17,639 Usable Square Feet) on this SLA.

Paragraph 3 shall be changed as follows:

3. The Government shall pay the lessor month in arrears in accordance with the following:

Date	Sq. Ft.	Shell	Base Oper. Exp.	Tl allow	Total Ann. Rent	Tot. mo. rent
3/16/2011	22,141	\$380,770.63	\$128,472.38	\$0.00	\$509,243.01	\$42,436.92
2/1/2013	22,141	\$469,334.62	128,472.38	\$0	\$597,807.00	\$49,817.25

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

TRANSWESTERN BROADREACH 1999, L.L.C.
1700 Lincoln Street, Dept. 2337
Denver, CO 80291-2337

Paragraph 8 shall be deleted in its entirety and replaced with the following:

8. In accordance with SFO paragraph 4.1, Measurement of Space, the common area factor is established as (1.255 (22,141 RSF / 17,639 USF).

Paragraph 9 shall be deleted in its entirety and replaced with the following:

9. In accordance with SFO paragraph 4.2, Tax Adjustment, the percentage of Government occupancy is established as 3.25% (22,141 / 680,276 RSF). The real estate tax base is \$60,824.85.

Paragraph 10 shall be deleted in its entirety and replaced with the following:

10. In accordance with SFO paragraph 4.3 Operating Costs Base, the escalation base is established as \$128,472.38 per annum.

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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, TRANSWESTERN BROADREACH 1999, L.L.C., by *Transwestern 1999, L.L.C.*

BY *Timothy E. McChesney* **Timothy E. McChesney**
(Signature) (Title)
Managing Director

IN PRESENCE OF

Thaddeus Zachary *150 N. Wacker Dr., Ste 800, Chicago, IL 60606*
(Signature) (Address)

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

BY *[Signature]* **CONTRACTING OFFICER**
(Signature) (Official Title)