

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**

DATE OF LEASE 04/01/2011

LEASE NO.

GS-08P-14551

THIS LEASE, made and entered into this date by and between Westlake Office Plaza, LLC

Whose address is 1814 14th Avenue, Greeley, CO 80631-5306

And whose interest in the property hereinafter described is that of **OWNER**

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

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

\* A total of 1,470 rentable square feet (RSF) of office and related space, which yields 1,279 ANSI/BOMA Office Area square feet (USF) of space at New West Bank Building, 3459 W. 20th Street, Greeley, CO 80634-6549 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.

\* Included in the rent at no additional cost to the government are 12 surface parking spaces and 1 reserved parking space for exclusive use of the Government employees and patrons.

\* 13 surface parking spaces are included in the rent at no cost.

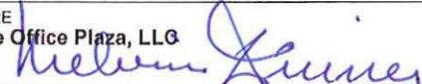
\* The common area factor for the leased premises occupied by the Government is established as 1.1493354 (see "Common Area Factor" paragraph of the lease).

\* The leased premises occupied by the Government for real estate tax adjustments is established as 6.41054% (see also "Percentage Occupancy" paragraph of the lease).

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 10 years, 5 years FIRM beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. Design and construction of the space shall begin upon award of this lease in conformance with the Construction Schedule of Tenant Improvements paragraph of the attached Solicitation for Offers. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

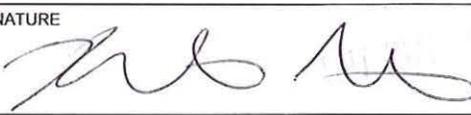
**LESSOR**

SIGNATURE Westlake Office Plaza, LLC 	NAME OF SIGNER MELVIN DANNER
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ADDRESS 1814 14th Ave, Greeley, CO 80631-5306	
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IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER MARK LOCKWOOD
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**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER Kristin Grit
	OFFICIAL TITLE OF SIGNER leasing contracting officer



12. SCHEDULE OF RENT COMPONENTS

Annual Rent applies to Years	Total Shell Rent	Total Operating Costs**	Total TI*	Total Taxes***	Total Annual Rent
0 to 1	\$19,927.20	\$6,027.00	\$9,467.28	\$2,799.00	\$38,220.50
1 to 2	\$19,927.20	\$6,027.00	\$9,467.28	\$2,799.00	\$38,220.50
2 to 3	\$19,927.20	\$6,027.00	\$9,467.28	\$2,799.00	\$38,220.50
3 to 4	\$19,927.20	\$6,027.00	\$9,467.28	\$2,799.00	\$38,220.50
4 to 5	\$19,927.20	\$6,027.00	\$9,467.28	\$2,799.00	\$38,220.50
5 to 6	\$20,662.20	\$6,027.00		\$2,799.00	\$29,488.20
6 to 7	\$21,397.20	\$6,027.00		\$2,799.00	\$30,223.20
7 to 8	\$22,132.20	\$6,027.00		\$2,799.00	\$30,958.20
8 to 9	\$22,867.20	\$6,027.00		\$2,799.00	\$31,693.20
9 to 10	\$23,602.20	\$6,027.00		\$2,799.00	\$32,428.20

\*The Tenant Improvements Allowance is amortized at a rate of 0% per annum for 5 years.

\*\* Operating Costs Subject to CPI Adjustment

\*\*\* Taxes subject to Adjustment

KG

INITIALS: MS &  
LESSOR

GOVT