

December 6, 2017

#### LEASE AMENDMENT IV

It is mutually agreed that a certain lease dated the 23<sup>rd</sup> day of October, 2009 and Lease Amendment I dated the 26<sup>th</sup> day of October, 2009 and Lease Amendment II dated the 6<sup>th</sup> day of December, 2012 and Lease Amendment III dated the 26<sup>th</sup> day of October, 2015 by and between Burger Investments, FLP and the City of Littleton for 1221 West Mineral Avenue, Suite 100, Littleton, CO 80120.

Whereas, beginning January 1<sup>st</sup>, 2018:

- 1) Suite 100 is hereby extended until December 31, 2018. The rental rate is as follows:  
January and February 2018: \$5,403.00 per month for 2 months.  
March through December 2018: \$6,250 per month for 10 months.  
Total rent due for Suite 100 is \$73,306.00.
- 2) Suite 203 is added. Suite 203 is 2,226 sq/ft of usable square feet and 2,506 sq/ft of rentable square feet.
- 3) Suite 203 lease begins January 1<sup>st</sup>, 2018 and terminates December 31<sup>st</sup>, 2018.
- 4) Suite 203 rental rate is \$3,028.00 a month for the next 12 months. Total rent is \$36,336.00.
- 5) Total monthly rent due is:  
January and February 2018: \$8,431.00 per month for 2 months.  
March through December 2018: \$9,278.00 per month for 10 months.
- 6) Total rent due for both suites is \$109,642.
- 7) Landlord, at Landlord expense will perform the following improvements for Suite 203.
  - 1) Paint entire suite.
  - 2) Clean carpets.
  - 3) Adjust electrical and HVAC.
  - 4) Add partitions to demise suite on north end.

All other terms, conditions and obligations remain unchanged.

LANDLORD:  
Burger Investments, FLP

TENANT:  
City of Littleton

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Managing General Partner

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_