

AFTER RECORDATION PLEASE RETURN TO:
BECKER STOWE PARTNERS LLC
1600 Broadway, Suite 1600
Denver, Colorado 80202
Attention: Georgeann Becker, Esq.

**LEASE PURCHASE AGREEMENT NO. 2017A
(DENVER BOTANIC GARDENS PARKING FACILITY)
(AMENDS AND RESTATES 2008B LEASE)**

DATED [FEBRUARY 16], 2017

BETWEEN

**DENVER BOTANIC GARDENS PARKING FACILITY LEASING TRUST 2017A
(FORMERLY KNOWN AS DENVER BOTANIC GARDENS PARKING FACILITY
LEASING TRUST 2008),
AS LESSOR**

AND

**CITY AND COUNTY OF DENVER, COLORADO,
AS LESSEE**

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LEASE PURCHASE AGREEMENT NO. 2017A
(DENVER BOTANIC GARDENS PARKING FACILITY)
(Amends and Restates 2008B Lease)

This Lease Purchase Agreement No. 2017A (Denver Botanic Gardens Parking Facility) dated [February 16], 2017, is between Denver Botanic Gardens Parking Facility Leasing Trust 2017A, a Colorado trust, as lessor (the “Trust”), and the City and County of Denver, Colorado (the “City”), a municipal corporation and political subdivision duly organized and existing as a home rule city under the provisions of Article XX of the Constitution and the laws of the State of Colorado and the home rule Charter of the City, as lessee, *and amends, restates, replaces and supersedes in its entirety the 2008B Lease as defined herein.*

PREFACE

All capitalized terms used herein will have the meanings ascribed to them in Article 1 of this 2017A Lease.

RECITALS

1. Pursuant to the City’s Charter and home rule powers, the City (a) may, by ordinance, authorize the transfer of fee ownership and the grant of easements in real property owned by the City and (b) is authorized to enter into leasehold agreements, subject to annual appropriations, in order to provide necessary land, buildings, equipment and other property for governmental or proprietary purposes which agreements may include an option to purchase and acquire title to such leased or rented property.

2. In connection with the execution and delivery of the 2008B Site Lease and the 2008B Lease, the City Council determined that it was necessary, convenient and in furtherance of the governmental and proprietary purposes of the City and in the best interests of the City and its inhabitants that the City (a) enter into the 2008B Site Lease with the Trust and lease thereunder the Parking Facility Site, the City being the owner thereof, to the Trust, and additionally, to accept a license under the 2008B Site Lease, across, over, under and on the License Site (as defined in the 2017A Site Lease) and (b) enter into the 2008B Lease to provide for the acquisition, construction and installation of the Parking Facility on the Parking Facility Site and the leasing thereof, as the leased property under the 2008B Lease, from the Trust for use by the City, as lessee thereunder, for its governmental and proprietary purposes. The Project (as defined in the 2008B Lease) was completed and the related Certificate of Project Completion under the 2008B Lease delivered as required thereunder on January 11, 2011.

3. The City and the Trust have determined that it is economically advantageous at this time to accomplish the Refunding Transaction by, among other things, amending, restating, replacing and superseding in their entirety, the 2008B Site Lease and the 2008B Lease. The Trust is the owner of the Parking Facility and the leasehold owner of the Parking Facility Site and, in order to accomplish the Refunding Transaction, is to lease the Leased Property (the Parking Facility and the Trust’s leasehold interest in the Parking Facility Site pursuant to the

2017A Site Lease), as lessor, to the City, as lessee, pursuant to this 2017A Lease, subject only to Permitted Encumbrances.

4. The payment by the City of Base Rentals and Additional Rentals hereunder in any future Fiscal Year is subject to the renewal of this 2017A Lease for such future Fiscal Year.

5. The Base Rentals and Additional Rentals payable by the City under this 2017A Lease, for which specific Appropriations and Supplemental Appropriations by the City may be effected, shall constitute current expenditures of the City.

6. Neither this 2017A Lease nor the payment by the City of Base Rentals or Additional Rentals hereunder shall constitute or give rise to a general obligation or other indebtedness of the City or a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City, within the meaning of any constitutional, Charter or statutory provision or limitation nor a mandatory charge or requirement against the City in any ensuing Fiscal Year beyond the then current Fiscal Year.

7. The Trust and the City intend that this 2017A Lease and related documents, including the 2017A Site Lease, set forth their entire understanding and agreement regarding the terms and conditions upon which the Trust is leasing the Leased Property to the City and, in turn, the City is leasing the Leased Property from the Trust.

8. Pursuant to the 2017A Indenture, the Trustee is to act for the benefit of the owners of certain certificates of participation executed and delivered pursuant to the 2017A Indenture, which amends and restates the 2008B Indenture, and is to act on behalf of the Trust.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the Trust and the City agree as follows:

ARTICLE 1 DEFINITIONS

Section 1.1 Certain Funds and Accounts. All references herein to any funds and accounts shall mean the funds and accounts so designated that are established under the 2017A Indenture.

Section 1.2 Definitions. All capitalized terms used herein shall have the following meanings under this 2017A Lease:

“2008B Certificates” means the Certificates of Participation, Series 2008B (Denver Botanic Gardens Parking Facility Project) executed and delivered by the Trustee pursuant to the terms of the 2008B Indenture, the outstanding certificates maturing on and after December 1, 2017, to be advance refunded and all such outstanding certificates to be defeased in full as part of the Refunding Transaction.

“2008B Indenture” means the Declaration and Indenture of Trust (Denver Botanic Gardens Parking Facility Leasing Trust 2008) dated as of November 12, 2008, entered into by

UMB Bank, n.a., as trustee, as the same is amended and restated in the 2017A Indenture, all in connection with the Refunding Transaction.

“2008B Lease” means the Lease Purchase Agreement No. 2008B (Denver Botanic Gardens Parking Facility Project) dated as of November 12, 2008, between the Trust, as lessor, and the City, as lessee, as the same is amended and restated hereby, all in connection with the Refunding Transaction.

"2008B License and Access Agreement" means the License and Access Agreement dated November 12, 2008, between the Trust, as licensor, and the City, as licensee, providing for, among other things, access to a portion of the roof of the Parking Facility for use by the City, as the same is amended and restated in the 2017A License and Access Agreement, all in connection with the Refunding Transaction.

“2008B Site Lease” means the Site Lease No. 2008B (Denver Botanic Gardens Parking Facility Project) dated as of November 12, 2008, between the City, as lessor, and the Trust, as lessee, as the same is amended and restated in the 2017A Site Lease, all in connection with the Refunding Transaction.

“2017A Certificates” means the certificates of participation executed and delivered by the Trustee pursuant to the terms of the 2017A Indenture.

“2017A Indenture” means the Declaration and Indenture of Trust (Denver Botanic Gardens Parking Facility) dated the date hereof entered into by the Trustee, which amends and restates in its entirety the 2008B Indenture in connection with the Refunding Transaction, as the same may hereafter be amended.

“2017A Lease” means this Lease Purchase Agreement, which amends and restates in its entirety the 2008B Lease in connection with the Refunding Transaction, as the same may hereafter be amended.

“2017A License and Access Agreement” means the License and Access Agreement No. 2017A dated the date hereof between the Trust, as licensor, and the City, as licensee, which amends and restates in its entirety the 2008B License and Access Agreement in connection with the Refunding Transaction, as the same may hereafter be amended.

“2017A Site Lease” means the Site Lease No. 2017A (Denver Botanic Gardens Parking Facility) dated the date hereof between the City, as lessor, and the Trust, as lessee, which amends and restates in its entirety the 2008B Site Lease in connection with the Refunding Transaction, as the same may hereafter be amended.

“Additional Rentals” means, the payment or cost of all:

(a) (i) reasonable expenses and fees of the Trustee and/or the Trust related to the preparation of any reports or records of the Trust, including tax returns for the Trust, and maintenance of the existence of the Trust, (ii) reasonable expenses and fees of the Trust and the Trustee related to the performance or discharge of responsibilities under the provisions of the 2017A Site Lease, this 2017A Lease or the 2017A Indenture, including the reasonable fees and

expenses of any person or firm employed by the Trustee to make rebate calculations under the provisions of the 2017A Indenture, (iii) insurance deductible amounts in respect of insurance required to be maintained under this 2017A Lease if such amounts are paid by the Trust, and (iv) expenses and fees of the Trust or the Trustee incurred at the request of the City;

(b) taxes, assessments, insurance premiums, utility charges, maintenance, upkeep, repair and replacement with respect to the Leased Property or as otherwise required under this 2017A Lease; and

(c) all other charges and costs (together with all interest and penalties that may accrue thereon in the event that the City shall fail to pay the same, as specifically set forth in this 2017A Lease) which the City agrees to assume or pay as Additional Rentals under this 2017A Lease.

Payment by the City of any Additional Rentals, in addition to Appropriation or Supplemental Appropriation, requires the prior written approval of the Chief Financial Officer. Additional Rentals shall not include Base Rentals.

“Appropriations” means the collective procedure by which the City Council specifically appropriates funds for a purpose and the City effects an Encumbrance for such purpose. The term “Appropriation” includes an initial Appropriation and any Supplemental Appropriation.

“Approval of Special Counsel” means an opinion of Special Counsel to the effect that the matter proposed will not adversely affect the excludability from gross income for federal income tax purposes of the Interest Portion of the Base Rentals paid by the City under the 2017A Lease.

“Base Rentals” means the rental payments payable by the City during the Lease Term, which constitute payments payable by the City for and in consideration of the right to possess and use the Leased Property as set forth on Exhibit C (Base Rentals Schedule) hereto, and relating to the 2017A Certificates. The term “Base Rentals” does not include Additional Rentals.

“Base Rentals Payment Dates” means the Base Rentals Payment Dates set forth in Exhibit C (Base Rentals Schedule) hereto.

“Business Day” means any day, other than a Saturday or a Sunday or day (a) on which banks located in Denver, Colorado are required or authorized by law or executive order to close, (b) on which the Federal Reserve System is closed or (c) on which the New York Stock Exchange is closed.

“Charter” means the home rule charter of the City.

“Chief Financial Officer” means the Chief Financial Officer of the City, as the Manager of Finance *ex-officio* Treasurer, of the City duly appointed pursuant to the Charter or the designee of the Chief Financial Officer.

“City” means the City and County of Denver, Colorado, only in its capacity as lessor under the 2017A Site Lease and as lessee under this 2017A Lease and not in respect of its police powers or any other capacity, power or function of the City.

“City Council” means the City Council of the City.

“Code” means the Internal Revenue Code of 1986, as amended and rulings and regulations promulgated thereunder.

“Cooperative Agreement” means the Cooperative Agreement dated April 5, 1991, as amended, between the City and the Denver Botanic Gardens.

“Costs of Execution and Delivery” means all items of expense directly or indirectly payable by the Trust or the Trustee, related to the authorization, execution and delivery of this 2017A Lease as further defined in the 2017A Indenture.

“Counsel” means an attorney at law or law firm (who may be counsel for the Trust) who is engaged by the Trustee.

“CRS” means Colorado Revised Statutes.

“DBG Representative” means the Chief Executive Officer of the Denver Botanic Gardens or such Chief Executive Officer’s designee.

“Denver Botanic Gardens” or “DBG” mean the Denver Botanic Gardens, Inc., a Colorado nonprofit corporation.

“DRMC” means Denver Revised Municipal Code, as the same is amended or recodified from time to time.

“Encumbrance” means (a) the act of submitting a written request of the City to the Purchasing Director of the City and (b) the certification in writing by the Controller for the applicable Fiscal Year that (i) there is an unencumbered balance in the appropriate fund chargeable therefor sufficient to provide for the Base Rentals and the Additional Rentals, as the case may be, for the period specified in this 2017A Lease and (ii) such amounts have been set aside for such purposes.

“Event(s) of Lease Default” means any event as defined in Section 14.1 of this 2017A Lease.

“Event of Nonappropriation” means the termination and nonrenewal of this 2017A Lease by the City, determined by the City’s exercise of its right, for any reason, to not enact by the last day of each Fiscal Year an appropriation ordinance for the ensuing Fiscal Year which includes (a) amounts authorized and directed to be used to pay all Base Rentals and (b) sufficient amounts to pay such Additional Rentals as are estimated to become due. An Event of Nonappropriation may also occur under certain circumstances described in Section 10.3(c) of this 2017A Lease. The term also means a notice under this 2017A Lease of the City’s intention to not renew and therefore terminate this 2017A Lease or an event described in this 2017A Lease relating to the exercise by the City of its right to not appropriate amounts due as Additional Rentals in excess of the amounts for which an appropriation has been previously effected.

“Executive Director of Public Works” means the Executive Director of Public Works, as the Manager of Public Works of the City duly appointed pursuant to the Charter, or the designee of the Executive Director of Public Works.

“Executive Director of Parks and Recreation” means the Executive Director of Parks and Recreation, as the Manager of Parks and Recreation of the City duly appointed pursuant to the Charter, or the designee of the Executive Director of Parks and Recreation.

“Fiscal Year” means the City’s fiscal year, which begins on January 1 and ends December 31 of the same year.

“*Force Majeure*” means, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or of the State or any of their departments, agencies or officials or any civil or military authority; insurrection; riots; landslides; earthquakes; fires; storms; droughts; floods; explosions; breakage or accidents to machinery, transmission pipes or canals; or any other cause or event not within the control of the Trust or the City in its capacity as lessee hereunder.

“Hazardous Substance” means and includes: (a) the terms “hazardous substance,” “release and “removal” which, as used herein, shall have the same meaning and definition as set forth in paragraphs (14), (22) and (23), respectively, of Title 42 U.S.C. §9601 and in Colorado law, provided, however, that the term “hazardous substance” as used herein shall also include “hazardous waste” as defined in paragraph (5) of 42 U.S.C. §6903 and “petroleum” as defined in paragraph (8) of 42 U.S.C. §6991; (b) the term “superfund” as used herein means the Comprehensive Environmental Response, Compensation and Liability Act, as amended, being Title 42 U.S.C. §9601 et seq., as amended, and any similar State statute or local ordinance applicable to the Leased Property, including, without limitation, Colorado rules and regulations promulgated, administered and enforced by any governmental agency or authority pursuant thereto; and (c) the term “underground storage tank” as used herein shall have the same meaning and definition as set forth in paragraph (1) of 42 U.S.C. §6991.

“Initial Term,” in respect of this 2017A Lease, means the period which commences on the date of delivery of this 2017A Lease and terminates on December 31 of the same Fiscal Year.

“Interest Portion” means the Interest Portion of each Base Rentals payment that represents the payment of interest in respect of Leased Property as set forth in Exhibit C (Base Rentals Schedule) hereto, including Interest Portion as stated for each Base Rentals Payment Date and Interest Portion if referencing all Interest Portions for the Base Rentals remaining to be paid in the aggregate through the Lease Term.

“Lease Balance” means the sum of the Total Aggregate Principal Portion of the Base Rentals under this 2017A Lease set forth on Exhibit C (Base Rentals Schedule) hereto, less the aggregate amount of Principal Portions of Base Rentals paid or prepaid by the City pursuant to this 2017A Lease.

“Lease Remedy Net Proceeds” means proceeds derived from the exercise of any Lease Remedy or otherwise following termination of this 2017A Lease by reason of an Event of Nonappropriation or an Event of Lease Default, less (a) all expenses (including, without limitation, attorney’s fees and costs) incurred in the collection of such proceeds or award; and (b) all other fees, expenses and payments due to the City, the Trust or the Trustee.

“Lease Remedy” or “Lease Remedies” means any or all remedial steps provided in this 2017A Lease whenever an Event of Lease Default or an Event of Nonappropriation has happened and is continuing, which may be exercised by the Trustee, as provided in the 2017A Indenture.

“Lease Term” means the Initial Term and any Renewal Terms as to which the City may exercise its option to renew this 2017A Lease by effecting Appropriations of funds for the payment of Base Rentals and Additional Rentals hereunder, as provided in and subject to the provisions of this 2017A Lease. “Lease Term” refers to the time during which the City is the lessee of the Leased Property under this 2017A Lease.

“Leased Property” means the Trust’s leasehold interest in the Parking Facility Site created under the 2017A Site Lease and the Trust’s ownership interest in the Parking Facility, all as described on Exhibit A hereto.

“Net Proceeds” means the proceeds of any performance or payment bond, or proceeds of insurance, including self-insurance, required by this 2017A Lease or proceeds from any condemnation award, or any proceeds resulting from default or breaches of warranty under any construction or other contract relating to improvements to the Leased Property, less (a) all expenses (including, without limitation, attorney’s fees and costs) incurred in the collection of such proceeds or award; and (b) all other fees, expenses and payments due to the City, the Trust or the Trustee.

“Parking Facility” means the 316 space parking garage located on the Parking Facility Site as further described on Exhibit A hereto; provided, however, that the Parking Facility does not include the garden planted and maintained by the Denver Botanic Gardens on the portion of the roof thereof subject to certain rights of the City under the 2017A License and Access Agreement.

“Parking Facility Site” means the real property described as the Parking Facility Site on Exhibit A hereto, which Parking Facility Site is designated park land pursuant to the Charter and may only be utilized for park purposes.

“Permitted Encumbrances,” with respect to the Leased Property, means, as of any particular time: (a) liens for taxes and assessments not then delinquent or liens which may remain unpaid pending contest pursuant to the provisions of this 2017A Lease; (b) this 2017A Lease, the 2017A Site Lease, the 2017A Indenture, any related fixture filing and any liens arising or granted pursuant to this 2017A Lease or the 2017A Indenture; (c) utility, access and other easements and rights of way, restrictions and other matters affecting title which, the Executive Director of Public Works or the Executive Director of Parks and Recreation, as applicable, represents will not impair the effective use or interfere with the operation of the Leased Property,

including rights or privileges in the nature of easements, licenses, permits and party wall and other agreements and rights-of-way as provided in this 2017A Lease; and (d) other existing easements, covenants, restrictions, liens and encumbrances listed on the title insurance policies delivered in respect of the Leased Property, as shown on Exhibit B hereto and any other encumbrances agreed to by the City and the Trust.

“Prepayment” means any amount paid by the City pursuant to the provisions of this 2017A Lease as a prepayment of the Base Rentals due hereunder in respect of the Leased Property.

“Principal Portion” means the portion of each Base Rentals payment that represents the payment of principal in respect of the Leased Property set forth in Exhibit C (Base Rentals Schedule) hereto, including Principal Portion as stated for each Base Rentals Payment Date and Principal Portion if referencing all Principal Portions remaining to be paid in the aggregate through the Lease Term.

“Purchase Option Price” means the amount payable on any date, at the option of the City, to prepay Base Rentals sufficient to defease the 2017A Certificates), terminate the Lease Term and purchase the leasehold interest in the Parking Facility Site and the ownership interest in the Parking Facility, all as provided herein.

“Refunding Transaction” means a transaction or series of transactions in which (1) the base rentals for the remaining maximum term of the 2008B Lease are paid by the City on the date of this 2017A Lease, to the Trustee, in its capacity as the trustee for the 2008B Certificates, and deposited (such deposit consisting of both cash and Federal Securities, as defined in the 2017A Indenture) to the Refunding Transaction Account in the Base Rentals Fund pursuant to the 2008B Indenture in order that the outstanding 2008B Certificates are advance refunded, (2) the 2008B Certificates maturing on and after December 1, 2019, are called for optional redemption and all of the outstanding 2008B Certificates are defeased in full on the date hereof, (3) the 2008B Lease is amended and restated by this 2017A Lease and the base rentals due thereunder are restructured and (4) the 2008B Site Lease and the 2008B Indenture are correspondingly amended and restated.

“Renewal Term” means any portion of the Lease Term commencing on January 1 of any year and terminating on or before December 31 of the same year as provided in Article 4 of this 2017A Lease.

“Revenues” means (a) all amounts payable by or on behalf of the City or with respect to the Leased Property pursuant to this 2017A Lease including, but not limited to, all Base Rentals, Prepayments, Purchase Option Prices and Net Proceeds, but not including Additional Rentals; (b) any portion of proceeds of the 2017A Certificates deposited in the Base Rentals Fund; and (c) any moneys and securities, including investment income, held by the Trustee in the Funds and Accounts established under the 2017A Indenture (except for moneys and securities, including investment income, held in the Rebate Fund).

“Special Counsel” means any counsel experienced in matters of municipal law, satisfactory to the Trustee, and listed in the list of municipal bond attorneys, as published semiannually by *The Bond Buyer*, or any successor publication.

“State” means the State of Colorado.

“Supplemental Appropriations” means any appropriation after an initial appropriation in respect of Base Rentals or Additional Rentals due under this 2017A Lease.

“Tax Certificate” means the Tax Certificate dated the date hereof and delivered by the Chief Financial Officer on behalf of the City with respect to this 2017A Lease.

“Tax-Exempt Permitted Use Arrangement” means any arrangement between (1) the City and a third party for the use of any portion of the Leased Property or (2) the Denver Botanic Gardens, under the Cooperative Agreement, and a third party for the use of any portion of the Leased Property which meets any of the following criteria: (a) use by a nongovernmental person under a “qualified management contract” as that term is defined for purposes of Section 141 of the Code and the regulations, rulings and other guidance issued thereunder; (b) (*inapplicable*); (c) use by a nongovernmental person where the term of the arrangement (including all renewal options) does not exceed a maximum of one hundred (100) actual days of use, if such use is based on uniformly applied rates; provided, however, the use permitted under this subsection (c) is not of the type available to a natural person not engaged in a trade or business; (d) use by a nongovernmental person pursuant to a negotiated arms-length (nonuniform) arrangement where the term of the arrangement (including all renewal options) does not exceed a maximum of fifty (50) actual days of use; or (e) any other arrangement subject to Approval of Special Counsel.

“Trust” means the Denver Botanic Gardens Parking Facility Leasing Trust 2008B, the trust initially created under the 2008B Indenture and confirmed and denominated as the “Denver Botanic Gardens Parking Facility Leasing Trust 2017A” under the 2017A Indenture.

“Trustee” means UMB Bank, n.a., solely in its capacity as Trustee of the Trust under the 2017A Indenture, and its successors and assigns.

ARTICLE 2 REPRESENTATIONS AND COVENANTS; RELATIONSHIP OF CITY, TRUST AND TRUSTEE

Section 2.1 Representations and Covenants of the City. The City represents and covenants to the Trust and the Trustee, to the extent allowed by law and subject to renewal of this 2017A Lease and Appropriation as set forth in Article 6 hereof, as follows:

(a) The City is a municipal corporation and political subdivision duly organized and existing as a home rule city under the provisions of Article XX of the Constitution and laws of the State and the Charter. The City is authorized to enter into this 2017A Lease and to carry out its obligations under this 2017A Lease. The City has duly authorized and approved the execution and delivery of this 2017A Lease and all other documents related to the execution and delivery of this 2017A Lease.

(b) The leasing of the Parking Facility Site by the City to the Trust pursuant to the 2017A Site Lease and the leasing of the Leased Property by the Trust to the City pursuant to the 2017A Lease are necessary, convenient and in furtherance of, and the Leased Property will at all times be used in connection with, the City's governmental and proprietary purposes and functions (except to the extent that subleasing of the Leased Property by the City is permitted by Section 13.2 of this 2017A Lease) and is in the best interests of the citizens of the City and no portion of the Leased Property will be used directly or indirectly in any trade or business carried on by any person other than a governmental unit of the State (except as may be permitted pursuant to Section 13.2 of this 2017A Lease and the 2017A License and Access Agreement).

(c) To the best knowledge of the City, neither the execution and delivery of the 2017A Site Lease and this 2017A Lease, nor the fulfillment of or compliance with the terms and conditions of 2017A Site Lease and this 2017A Lease, nor the consummation of the transactions contemplated thereby or hereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the City is now a party or by which the City or its property is bound, or violates any Charter provision, statute, regulation, rule, order of any court having jurisdiction, judgment or administrative order applicable to the City, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien or encumbrance whatsoever upon any of the property or assets of the City, except for Permitted Encumbrances.

(d) The City agrees that, except for nonrenewal and nonappropriation as set forth in Article 6 hereof, if the City fails to perform any act that the City is required to perform under this 2017A Lease, the Trust or the Trustee may, but shall not be obligated to, perform or cause to be performed such act, and any reasonable expense incurred by the Trust or the Trustee in connection therewith shall be an obligation owing by the City, subject to Appropriation, to the Trust or the Trustee, as the case may be, and shall bear interest at an annual rate of 12% until paid and shall be a part of Additional Rentals, and the Trust or the Trustee shall be subrogated to all of the rights of the party receiving such payment.

(e) There is no litigation or proceeding pending against the City affecting the right of the City to execute this 2017A Lease or the 2017A Site Lease, or the ability of the City to make the payments required hereunder or to otherwise comply with the obligations contained herein, except such litigation or proceeding as has been disclosed in writing to the Trustee on or prior to the date this 2017A Lease is executed and delivered.

(f) The Trust expressly agrees that, if there is an occurrence of an Event of Lease Default or Event of Nonappropriation, the Trust will honor and fulfill any obligation of the City or the Denver Botanic Gardens under any outstanding Tax-Exempt Permitted Use Arrangement so long as the third party thereunder is not then or at the time of the performance in default under such Tax-Exempt Permitted Use Arrangement.

(g) Except for customary materials necessary for operation, cleaning and maintenance of the Leased Property, the City shall not cause or permit any other Hazardous Substance to be brought upon, generated at, stored or kept or used in or about the Leased Property without prior written notice to the Trustee and all Hazardous Substances, including, customary materials necessary for operation, cleaning and maintenance of the Leased Property, will be used, kept and

stored in a manner that complies with all laws regulating any such Hazardous Substance so brought upon or used or kept in or about the Leased Property. If the presence of any Hazardous Substance on the Leased Property caused or permitted by the City results in contamination of the Leased Property, or if contamination of the Leased Property by Hazardous Substance otherwise occurs for which the City is legally liable for damage resulting therefrom, then the City shall defend, subject to Appropriation, the Trust and the Trustee from claims for damages, penalties, fines, costs, liabilities or losses. This duty to defend is not an indemnification, it is expressly understood that the City is not indemnifying the Trust or the Trustee and expenses of such defense shall constitute Additional Rentals. Without limiting the foregoing, if the presence of any Hazardous Substance on the Leased Property caused or permitted by the City results in any contamination of the Leased Property, the City shall provide prior written notice to the Trustee and promptly take all actions at its sole expense (which expenses shall constitute Additional Rentals) as are necessary to effect remediation of the contamination in accordance with legal requirements.

(h) The City hereby agrees to defend, subject to Appropriation, the Trust and the Trustee against any and all claims for losses, liabilities, damages, injuries, costs, expenses and claims of any and every kind whatsoever paid, incurred or suffered by or asserted against the Trust or the Trustee for, with respect to or as a direct or indirect result of the failure of the Leased Property to comply with any changes, after the date of occupancy by the City, in applicable laws concerning access to or use of the Leased Property by handicapped or disabled persons, specifically including, but not by way of limitation, any failure to comply with the requirements of the Americans With Disabilities Act (P.L. 101-336) during the time the City occupies the Leased Property. This duty to defend is not an indemnification and it is expressly understood that the City is not indemnifying the Trust or the Trustee.

(i) The City covenants and agrees to comply with any applicable covenants and requirements of the City set forth in the Tax Certificate.

Section 2.2 Representations and Covenants of the Trust. The Trustee, on behalf of the Trust, represents and covenants as follows:

(a) The Trust has been created as a Colorado trust pursuant to the 2017A Indenture and in accordance with the laws of the State, formed exclusively to lease the Parking Facility Site from the City pursuant to the 2017A Site Lease, to own the Parking Facility and to lease the Leased Property to the City and for no other purpose.

(b) So long as no Event of Lease Default or Event of Nonappropriation has occurred and is then existing, and except as specifically provided in the 2017A Site Lease or this 2017A Lease, the Trust shall not pledge or assign its right, title and interest in and to (i) the 2017A Site Lease or this 2017A Lease, (ii) the Base Rentals, other Revenues and collateral, security interests and attendant rights and obligations which may be derived under the 2017A Site Lease or this 2017A Lease and (iii) the Leased Property and any reversion therein or any of its other rights under the 2017A Site Lease or this 2017A Lease or assign, pledge, mortgage, encumber or grant a security interest in its right, title and interest in, to and under the 2017A Site Lease or this 2017A Lease or the Leased Property, except for Permitted Encumbrances.

(c) There is no litigation or proceeding pending against the Trust affecting the right of the Trust to enter into the 2017A Site Lease and this 2017A Lease or the right of the Trustee to execute the 2017A Indenture, and perform the Trust's obligations under the 2017A Site Lease or hereunder or the Trustee's obligations under the 2017A Indenture, except such litigation or proceeding as has been disclosed in writing to the City on or prior to the date this 2017A Lease is executed and delivered.

(d) Pursuant to the 2017A Indenture, the Trustee is authorized to act for and on behalf of the Trust, including the execution and delivery of the 2017A Site Lease and this 2017A Lease as Trustee for the Trust.

(e) The Trust expressly agrees that, if there is an occurrence of an Event of Lease Default or Event of Nonappropriation, the Trust will honor and fulfill any obligation of the City or the Denver Botanic Gardens under any outstanding Tax-Exempt Permitted Use Arrangement so long as the third party thereunder is not then or at the time of the performance in default under such Tax-Exempt Permitted Use Arrangement.

Section 2.3 Nature of 2017A Lease. The annually renewable obligations of the City under this 2017A Lease are payable solely from Base Rentals and Additional Rentals which may be derived under this 2017A Lease and other Revenues and shall not constitute or give rise to a general obligation or other indebtedness of the City or a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City, within the meaning of any constitutional, Charter or statutory provision or limitation nor a mandatory charge or requirement against the City in any ensuing Fiscal Year beyond the then current Fiscal Year. This 2017A Lease may not be renewed in the event that funds are not specifically budgeted and available from an Appropriation which has been effected by the City to continue paying all Base Rentals and Additional Rentals during the next occurring Fiscal Year, and that the act of effecting an Appropriation budgeting funds is a governmental act and, as such, is solely within the discretion of the City.

Section 2.4 City Acknowledgment of Certain Matters. The City acknowledges the 2017A Indenture and the Trustee's authority to act on behalf of the Trust with respect to all rights, title, and interests of the Trust, in, to and under the 2017A Site Lease and this 2017A Lease and the Leased Property and agrees to the appointment of the Trustee, pursuant to the 2017A Indenture, to exercise all rights and responsibilities of the Trust under the 2017A Site Lease and this 2017A Lease. The City also acknowledges the execution and delivery of the certificates of participation with respect to this 2017A Lease.

Section 2.5 Relationship of City, Trust and Trustee. The relationship of the City, the Trust and the Trustee under this 2017A Lease is, and shall at all times remain, solely that of lessee, lessor, and Trustee on behalf of the Trust, respectively; and the City neither undertakes nor assumes any responsibility or duty to the Trust or the Trustee or to any third party with respect to the Trust's or the Trustee's obligations relating to the Leased Property; and neither the Trust nor the Trustee, on behalf of the Trust, undertakes or assumes any responsibility or duty to the City or to any third party with respect to the City's obligations relating to the Leased Property. Notwithstanding any other provisions of this 2017A Lease: (a) the City and the Trustee, on behalf of the Trust, are not, and do not intend to be construed to be, partners, joint

venturers, members, alter egos, managers, controlling persons or other business associates or participants of any kind of either of the other, and the City and the Trustee, on behalf of the Trust, do not intend to ever assume such status; and (b) the City and the Trustee, on behalf of the Trust shall not be deemed responsible for, or a participant in, any acts, omissions or decisions of either of the other.

ARTICLE 3
LEASE OF THE LEASED PROPERTY; NO MERGER

The Trust demises and leases the Leased Property to the City and the City leases the Leased Property from the Trust, in accordance with the provisions of this 2017A Lease, subject only to Permitted Encumbrances, to have and to hold for the Lease Term.

The City and the Trust acknowledge that the City owns the Parking Facility Site portion of the Leased Property and the City has leased the Parking Facility Site portion of the Leased Property to the Trust pursuant to the 2017A Site Lease. The City and the Trust intend that there be no merger of the City's interests as sublessee of the Parking Facility Site portion of the Leased Property under this 2017A Lease and the City's ownership interest in the Parking Facility Site portion of the Leased Property so as to cause the cancellation of the 2017A Site Lease or this 2017A Lease, or an impairment of the leasehold and subleasehold interests intended to be created by the 2017A Site Lease and this 2017A Lease.

ARTICLE 4
LEASE TERM

Section 4.1 Duration of Lease Term. The Lease Term for this 2017A Lease shall commence as of the date hereof. The Initial Term shall terminate on December 31, 2017. This 2017A Lease may be renewed, solely at the option of the City, for the number of Renewal Terms represented on Exhibit C (Base Rentals Schedule) attached hereto. The maximum Lease Term in respect of the Leased Property does not exceed the remaining weighted average useful life of the Leased Property at the time this 2017A Lease is being executed and delivered.

The Chief Financial Officer or other officer of the City at any time charged with the responsibility of formulating budget proposals is hereby directed to include in the annual budget proposals submitted to the City Council, in any year in which this 2017A Lease shall be in effect, items for all payments required for the ensuing Renewal Term under this 2017A Lease until such time, if any, as the City may determine to not renew and terminate this 2017A Lease. Notwithstanding this directive regarding the formulation of budget proposals, it is the intention of the City that any decision to effect an Appropriation or Supplemental Appropriation for the Base Rentals and Additional Rentals shall be made solely by the City and the actions of the officials of the City as further provided in the following paragraph.

Not later than December 15 of the then current Initial Term or Renewal Term the Chief Financial Officer shall give written notice (in substantially the form set forth in Exhibit D attached hereto) to the Trustee that either:

(a) the City has effected or intends to effect on a timely basis an Appropriation for the ensuing Fiscal Year which includes (1) sufficient amounts authorized and directed to be used

to pay all of the Base Rentals and (2) sufficient amounts to pay such Additional Rentals as are estimated to become due, all as further provided in Sections 6.2, 6.3 and 6.4 of this 2017A Lease, whereupon, the 2017A Lease shall be renewed for the ensuing Fiscal Year; or

(b) the City has determined, for any reason, not to renew this 2017A Lease for the ensuing Fiscal Year.

Subject to the provisions of Section 6.4(a) hereof, the failure to give such notice shall not constitute an Event of Lease Default, nor prevent the City from electing to not renew this 2017A Lease, nor result in any liability on the part of the City. The City's option to renew or not to renew this 2017A Lease shall be conclusively determined by whether or not the applicable Appropriation has been made on or before December 31 of each Fiscal Year, all as further provided in Article 6 of this 2017A Lease.

The terms and conditions hereof during any Renewal Term shall be the same as the terms and conditions hereof during the Initial Term, except that (a) the Purchase Option Price and the Base Rentals shall be as provided in Article 12 and Exhibit C (Base Rentals Schedule) hereof.

Section 4.2 Termination of Lease Term. The Lease Term shall terminate upon the earliest of any of the following events:

(a) the expiration of the Initial Term or any Renewal Term during which there occurs an Event of Nonappropriation pursuant to Section 4.1 and Article 6 of this 2017A Lease (provided that the Lease Term will not be deemed to have been terminated if the Event of Nonappropriation is cured as provided in Section 6.4 hereof);

(b) the release of the Trust's leasehold interest in the Parking Facility Site portion of the Leased Property under this 2017A Lease, and the conveyance of the Parking Facility portion of the Leased Property under this 2017A Lease, to the City upon payment of the Purchase Option Price or the payment of all Base Rentals and Additional Rentals, for which an Appropriation has been effected by the City in respect of the Leased Property, as provided in Section 12.2(a) or (b) of this 2017A Lease; or

(c) an uncured Event of Lease Default and termination of this 2017A Lease under Article 14 of this 2017A Lease by the Trustee.

Except for an event described in subparagraph (b) above, upon termination of this 2017A Lease, the City agrees to peaceful delivery of the Leased Property to the Trustee, on behalf of the Trust.

Termination of the Lease Term shall terminate all unaccrued obligations of the City under this 2017A Lease, and shall terminate the City's rights of possession under this 2017A Lease (except to the extent of the holdover provisions of Sections 6.5 and 14.2(d)(i) hereof. All obligations of the City accrued prior to such termination shall be continuing until the Trustee agrees that such accrued obligations have been satisfied.

Upon termination of the Lease Term, any moneys received by the Trustee in excess of the amounts necessary to terminate the 2017A Indenture shall be paid to the City.

ARTICLE 5
ENJOYMENT OF THE LEASED PROPERTY

Section 5.1 Trust's Covenant of Quiet Enjoyment. The Trust hereby covenants that the City shall, during the Lease Term, peaceably and quietly have, hold and enjoy the Leased Property without suit, trouble or hindrance from the Trust, except as expressly required or permitted by this 2017A Lease. The Trust shall not interfere with the quiet use and enjoyment of the Leased Property by the City during the Lease Term so long as no Event of Lease Default shall have occurred. The Trust shall, at the request of the City and at the cost of the City, join and cooperate fully in any legal action in which the City asserts against third parties its right to such possession and enjoyment, or which involves the imposition of any taxes or other governmental charges on or in connection with the Leased Property. In addition, the City may at its own expense join in any legal action affecting its possession and enjoyment of the Leased Property and shall be joined in any action affecting its liabilities hereunder.

The provisions of this Article 5 shall be subject to the Trustee's right to inspect the Leased Property and the City's books and records with respect thereto as provided in Section 11.6 hereof.

Section 5.2 City's Need for the Leased Property. The City has determined and hereby determines that it has a current need for the Leased Property. It is the present intention and expectation of the City that this 2017A Lease will be renewed annually until the Trust's interests in the 2017A Site Lease are released and unencumbered title to the Leased Property is acquired by the City pursuant to this 2017A Lease; but this declaration shall not be construed as contractually obligating or otherwise binding the City.

ARTICLE 6
PAYMENTS BY THE CITY

Section 6.1 Payments to Constitute Currently Budgeted Expenditures of the City. The City and the Trustee, on behalf of the Trust, acknowledge and agree that the Base Rentals, Additional Rentals and any other obligations hereunder shall constitute currently budgeted expenditures of the City, if an Appropriation or Supplemental Appropriation has been effected for such purpose. The City's obligations to pay Base Rentals, Additional Rentals and any other obligations under this 2017A Lease shall be from year to year only (as further provided in Article 4 and Sections 6.2 and 6.4 hereof), shall extend only to moneys for which an Appropriation or Supplemental Appropriation has been effected by the City, and shall not constitute a mandatory charge, requirement or liability in any ensuing Fiscal Year beyond the then current Fiscal Year. No provision of this 2017A Lease shall be construed or interpreted as a delegation of governmental powers or as creating a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City or a general obligation or other indebtedness of the City within the meaning of any constitutional, Charter or statutory debt limitation, including without limitation Article X, Section 20 or Article XI, Sections 1, 2 and 6 of the Constitution of the State. This 2017A Lease shall not directly or indirectly obligate the City to make any payments beyond those for which an Appropriation or Supplemental Appropriation has been effected by the City for the City's then current Fiscal Year. The City shall be under no obligation whatsoever to exercise its option to purchase the Leased Property. No provision of this 2017A Lease shall be construed to pledge or to create a lien on any class or source of City moneys, nor shall any

provision of this 2017A Lease restrict the future issuance of any City bonds or obligations payable from any class or source of City moneys.

Section 6.2 Base Rentals, Purchase Option Price and Additional Rentals.

(a) The City shall pay Base Rentals for which an Appropriation or Supplemental Appropriation has been effected by the City, directly to the Trustee during the Initial Term and any Renewal Term, on the Base Rentals Payment Dates and in the total Base Rentals amounts set forth in Exhibit C (Base Rentals Schedule) attached hereto and made a part hereof. For federal and state income tax purposes, a portion of each payment of Base Rentals is designated and will be paid as interest, and Exhibit C (Base Rentals Schedule) hereto set forth the Interest Portion of each payment of Base Rentals. The City shall receive credit against its obligation to pay Base Rentals to the extent moneys are held by the Trustee on deposit in a Base Rentals Fund created under the 2017A Indenture and are available to pay Base Rentals. The City acknowledges that upon receipt by the Trustee of each payment of Base Rentals, the Trustee, pursuant to the terms of the 2017A Indenture, is to deposit the amount of such Base Rentals in the Base Rentals Fund.

(b) The City may, on any date, pay the then applicable Purchase Option Price for the purpose of terminating this 2017A Lease in whole, causing the termination of the 2017A Site Lease in respect of the Parking Facility Site portion of the Leased Property under this 2017A Lease, and the conveyance of the Parking Facility portion of the Leased Property under this 2017A Lease, all as further provided in Article 12 of this 2017A Lease. In the case of the exercise by the City of such option, the City shall give the Trustee notice of its intention to exercise such option not less than thirty-five (35) days in advance of the date on which the termination, release and conveyance is to occur and shall deposit with the Trustee the applicable Purchase Option Price on or before such termination and release date.

Subject to the Approval of Special Counsel, the City may also, at any time during the Lease Term, (1) prepay any portion of the Base Rentals due under this 2017A Lease in respect of the Leased Property, and (2) in connection with such prepayment, recalculate the Base Rentals set forth in Exhibit C (Base Rentals Schedule) in respect of the Leased Property. Any such revised Exhibit C (Base Rentals Schedule) shall be prepared by the Chief Financial Officer and delivered to the Trustee. The City shall give the Trustee notice of its intention to exercise this prepayment option not less than thirty-five (35) days in advance of the date of exercise and shall deposit with the Trustee prior to or contemporaneously with the date of exercise the applicable amount of Base Rentals to be prepaid.

(c) If the City shall have given notice to the Trustee of its intention to prepay Base Rentals but shall not have deposited the amounts with the Trustee on the date specified in such notice, the City shall continue to pay Base Rentals, which have been specifically appropriated by the City for such purpose, as if no such notice had been given.

(d) All Additional Rentals shall be paid by the City on a timely basis directly to the person or entity to which such Additional Rentals are owed. If estimates of Additional Rentals for any Fiscal Year are not itemized in the budget required to be furnished to the Trustee under Section 4.1 of this 2017A Lease, an itemization of such estimated Additional Rentals shall be furnished by the City to the Trustee on or before the December 31 preceding such Fiscal Year.

This 2017A Lease shall be deemed and construed to be an “absolute net lease” as further provided in Section 15.7 hereof.

Section 6.3 Manner of Payment. The Base Rentals, for which an Appropriation has been effected by the City, and, if paid, the Purchase Option Price, shall be paid or prepaid by the City to the Trustee at its corporate trust office by City warrant or by wire transfer of federal funds, certified funds or other method of payment acceptable to the Trustee in lawful money of the United States of America to the Trustee at its corporate trust office.

The obligation of the City to pay the Base Rentals and Additional Rentals as required under this Article 6 and other sections hereof in any Fiscal Year for which an Appropriation has been effected by the City for the payment thereof shall be absolute and unconditional, and payment of the Base Rentals and Additional Rentals in such Fiscal Years shall not be abated through accident or unforeseen circumstances, or any default by the Trustee, on behalf of the Trust, under this 2017A Lease, or under any other agreement between the City and the Trust, or for any other reason including without limitation, any acts or circumstances that may constitute failure of consideration, destruction of or damage to the Leased Property, commercial frustration of purpose, or failure of the Trustee, on behalf of the Trust, to perform and observe any agreement, whether expressed or implied, or any duty, liability or obligation arising out of or connected with this 2017A Lease, it being the intention of the parties that the payments required by this 2017A Lease will be paid in full when due without any delay or diminution whatsoever, SUBJECT ONLY TO THE ANNUALLY RENEWABLE NATURE OF THE CITY’S OBLIGATION TO MAKE PAYMENTS HEREUNDER AS SET FORTH IN SECTION 6.1 HEREOF, and further subject to the City’s rights under Section 9.3 hereof. Notwithstanding any dispute between the City and the Trustee, on behalf of the Trust, or for the benefit of the owners of certificates of participation executed and delivered in respect of this 2017A Lease, the City shall, during the Lease Term, make all payments of Base Rentals and Additional Rentals in such Fiscal Years and shall not withhold any Base Rentals or Additional Rentals, for which an Appropriation has been effected by the City, pending final resolution of such dispute (except to the extent permitted by Sections 8.2 and 9.3 hereof with respect to certain Additional Rentals), nor shall the City assert any right of set-off or counterclaim against its obligation to make such payments required hereunder. No action or inaction on the part of the Trustee, on behalf of the Trust or for the benefit of the owners of certificates of participation executed and delivered in respect of this 2017A Lease, shall affect the City’s obligation to pay all Base Rentals and Additional Rentals, for which a specific Appropriation or Supplemental Appropriation has been effected by the City for such purpose, in such Fiscal Years subject to this Article (except to the extent provided by Sections 8.2 and 9.3 hereof with respect to certain Additional Rentals).

Section 6.4 Nonappropriation; Supplemental Appropriation. In the event that the City gives notice that it intends to not renew the 2017A Lease as provided by Section 4.1 hereof or the City shall not effect an Appropriation or Supplemental Appropriation, on or before December 31 of each Fiscal Year, of moneys to pay all Base Rentals and reasonably estimated Additional Rentals coming due for the next ensuing Renewal Term as provided in Section 4.1 hereof and this Article, an Event of Nonappropriation shall be deemed to have occurred; subject, however, to each of the following provisions:

(a) In the event the Trustee does not receive the written notice provided for by Section 4.1 hereof or evidence that an Appropriation or Supplemental Appropriation has been effected by the City on or before December 31 of a Fiscal Year, then the Trustee shall declare an Event of Nonappropriation on the first Business Day of the January following such Fiscal Year or such declaration shall be made on any earlier date on which (1) the Trustee receives official, specific written notice from the City that this 2017A Lease will not be renewed or (2) the Trustee has determined that a Supplemental Appropriation has not been effected by the City to provide the Base Rentals remaining to be paid in the then current Lease Term.

(b) The Trustee shall waive any Event of Nonappropriation which is cured by the City within twenty-one (21) days of the receipt by the City of notice from the Trustee as provided in (a) above by a duly effected Appropriation or Supplemental Appropriation to pay all Base Rentals and sufficient amounts to pay reasonably estimated Additional Rentals coming due for such Renewal Term.

(c) Pursuant to the terms of the 2017A Indenture, the Trustee may waive any Event of Nonappropriation which is cured by the City within a reasonable time after 21 days with the procedure described in (b) above.

In the event that during the Initial Term or any Renewal Term, any Additional Rentals shall become due which were not included in a duly effected Appropriation or Supplemental Appropriation and moneys are not specifically budgeted and appropriated or otherwise made available to pay such Additional Rentals within sixty (60) days subsequent to the date upon which such Additional Rentals are due, an Event of Nonappropriation shall be deemed to have occurred, upon notice by the Trustee to the City to such effect (subject to waiver by the Trustee as hereinbefore provided).

If an Event of Nonappropriation occurs, the City shall not be obligated to make payment of the Base Rentals or Additional Rentals or any other payments provided for herein which accrue after the last day of the Initial Term or any Renewal Term during which such Event of Nonappropriation occurs; provided, however, that, subject to the limitations of Sections 6.1 and 14.3 hereof, the City shall continue to be liable for Base Rentals and Additional Rentals allocable to any period during which the City shall continue to occupy, use or retain possession of the Leased Property.

Subject to Section 6.5 hereof, the City shall in all events vacate or surrender possession of the Leased Property by March 1 of the Renewal Term in respect of which an Event of Nonappropriation has occurred.

After March 1 of the Renewal Term in respect of which an Event of Nonappropriation has occurred, the Trustee may proceed to exercise all or any Lease Remedies.

The City acknowledges that, upon the occurrence of an Event of Nonappropriation (a) the Trustee shall be entitled to all moneys then being held in all funds created under the 2017A Indenture to be used as described therein and (b) all property, funds and rights acquired by the Trustee upon the termination of this 2017A Lease by reason of an Event of Nonappropriation are to be held by the Trustee as set forth in the 2017A Indenture.

Section 6.5 Holdover Tenant. If the City fails to vacate the Leased Property after termination of this 2017A Lease, with the written permission of the Trustee it will be deemed to be a holdover tenant on a month-to-month basis, and will be bound by all of the other terms, covenants and agreements of this 2017A Lease. Any holding over by the City without the written permission of the Trustee shall be at sufferance. The amount of rent to be paid during any period when the City is deemed to be a holdover tenant will be equal to (a) one sixth of the Interest Portion of the Base Rentals coming due on the next succeeding Base Rentals Payment Date plus one twelfth of the Principal Portion of the Base Rentals coming due on the next succeeding Base Rentals Payment Date on which a Principal Portion of the Base Rentals would have been payable with appropriate adjustments to ensure the full payment of such amounts on the due dates thereof in the event termination occurs during a Renewal Term plus (b) Additional Rentals as the same shall become due.

ARTICLE 7

2017A SITE LEASE; DISBURSEMENTS; TITLE INSURANCE

Section 7.1 2017A Site Lease. At the time of execution of this 2017A Lease, the City has leased to the Trust, and the Trust has leased from the City, the Parking Facility Site portion of the Leased Property pursuant to the 2017A Site Lease, the Trust owns the Parking Facility portion of the Leased Property and the City and the Denver Botanic Gardens have entered into the Cooperative Agreement providing for the operation of the Leased Property. As further provided in Section 8.1 hereof, a leasehold interest in the Parking Facility Site portion of the Leased Property and an ownership interest in the Parking Facility portion of the Leased Property shall be held by the Trust, subject to this 2017A Lease.

So long as this 2017A Lease is in full force and effect and no Event of Nonappropriation or Event of Lease Default shall have occurred, the Trustee, on behalf of the Trust, and the City shall have full power to carry out the acts and agreements provided in this Section, and such power shall not be terminated or restricted by act of the Trustee, on behalf of the Trust, the Trustee, when acting for the benefit of the owners of the 2017A Certificates executed and delivered in respect of this 2017A Lease, or the City.

Section 7.2 Disbursements for Refunding Transaction and Costs of Execution and Delivery of this 2017A Lease. The 2017A Indenture provides that the Trustee shall disburse the moneys held by the Trustee to pay for the Refunding Transaction and the Costs of Execution and Delivery of this 2017A Lease. Such disbursements shall be made by the Trustee upon receipt by the Trustee of the following:

- (a) an originally executed counterpart of the 2017A Indenture;
 - (b) the title insurance policy in respect of the Leased Property under which the Trust's leasehold interest in the Leased Property is insured, in an aggregate amount no less than the initial Lease Balance and subject only to Permitted Encumbrances;
 - (c) originally executed counterparts of the 2017A Site Lease and this 2017A Lease;
- and

(d) a certified copy of the ordinance adopted by the City Council approving this 2017A Lease and related documents, including the 2017A Site Lease.

ARTICLE 8
TITLE TO THE LEASED PROPERTY; LIMITATIONS
ON ENCUMBRANCES

Section 8.1 Title to the Leased Property. At all times during the Lease Term, title to the Parking Facility Site portion of the Leased Property shall remain in the City, subject to the 2017A Site Lease, this 2017A Lease and any other Permitted Encumbrances. Except for personal property purchased by the City or the Denver Botanic Gardens at its own expense pursuant to Section 9.2 of this 2017A Lease, a leasehold interest in the Parking Facility Site portion of the Leased Property and an ownership interest in the Parking Facility portion of the Leased Property, including any and all additions and modifications thereto and replacements thereof, shall be held in the name of the Trust until the Trustee has exercised Lease Remedies or until the Trust's leasehold and ownership interests in the Leased Property are released and conveyed as provided in Article 12 of this 2017A Lease, notwithstanding (a) the occurrence of an Event of Nonappropriation; (b) the occurrence of one or more Events of Lease Default; (c) the occurrence of any event of damage, destruction, condemnation, or, construction, manufacturing or design defect or title defect, as provided in Article 10 of this 2017A Lease; or (d) the violation by the Trust of any provision of this 2017A Lease.

The Trustee shall not, in any way, be construed as holding a leasehold interest or an ownership interest in the Leased Property.

Section 8.2 No Encumbrance, Mortgage or Pledge of the Leased Property. Except as may be permitted by this 2017A Lease, the City shall not permit any mechanic's or other lien to be established or remain against the Leased Property; provided that, if the City shall first notify the Trustee of the intention of the City to do so, the City may in good faith contest any mechanic's or other lien filed or established against the Leased Property, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom unless the Trustee shall notify the City that, in the opinion of Counsel, by nonpayment of any such items the Trust's leasehold and ownership interests in the Leased Property will be materially endangered, or the Leased Property or any part thereof will be subject to loss or forfeiture, in which event the City shall promptly pay and cause to be satisfied and discharged all such unpaid items (provided, however, that such payment shall not constitute a waiver of the right to continue to contest such items). The Trustee, on behalf of the Trust, will cooperate in any such contest. Except as may be permitted by this 2017A Lease, the City shall not directly or indirectly create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Leased Property, except Permitted Encumbrances. The City shall promptly, at its expense, take such action as may be necessary to duly discharge any such mortgage, pledge, lien, charge, encumbrance or claim not excepted above.

Section 8.3 Grant of License. The Trust hereby grants to the City, the Trust's rights to the License Site (as defined in the 2017A Site Lease) as provided in the 2017A Site Lease. The City shall exercise such license rights in accordance with the 2017A Site Lease.

ARTICLE 9
MAINTENANCE; TAXES; INSURANCE AND OTHER CHARGES

Section 9.1 Maintenance of the Leased Property by the City. Subject to its right to not appropriate and as otherwise provided in Section 10.3 hereof, the City agrees that, at all times during the Lease Term, the City will (a) maintain, preserve and keep the Leased Property or cause the Leased Property to be maintained, preserved and kept, in good repair, working order and condition, and (b) will from time to time make or cause to be made all necessary and proper repairs, including replacements, if necessary. Neither the Trust nor the Trustee shall have any responsibility in any of these matters or for the making of any additions, modifications or replacements to the Leased Property. In addition, at all times during the Lease Term, the City shall perform all obligations of the Trust pursuant to any Permitted Encumbrances and any payments required as a result thereof shall be Additional Rentals.

Section 9.2 Modification of the Leased Property; Installation of Furnishings and Machinery of the City. The City shall have the privilege of making substitutions, additions, modifications and improvements to the Leased Property, at its own cost and expense, as appropriate and any such substitutions, additions, modifications and improvements to the Leased Property shall be subject to the leasehold and ownership interests of the Trust, subject to the provisions of the 2017A Site Lease and this 2017A Lease and shall be included under the terms of the 2017A Site Lease and this 2017A Lease; provided, however, that such substitutions, additions, modifications and improvements shall not in any way damage the Leased Property or cause the Leased Property to be used for purposes other than lawful governmental or proprietary functions of the City (except to the extent of subleasing permitted under Section 13.2 hereof); and provided that the Leased Property, as improved or altered, upon completion of such substitutions, additions, modifications and improvements, shall be of a value not less than the value of the Leased Property immediately prior to such making of substitutions, additions, modifications and improvements.

The City may also, from time to time in its sole discretion and at its own expense, install machinery, equipment and other tangible property in or on the Leased Property. All such machinery, equipment and other tangible property shall remain the sole property of the City in which neither the Trust nor the Trustee shall have any interests; provided, however, that a leasehold ownership interest in any such machinery, equipment and other tangible property which becomes permanently affixed to the Leased Property shall be in the Trust, subject to the 2017A Site Lease, and shall be included under the terms of this 2017A Lease and the 2017A Site Lease, in the event the Trustee shall reasonably determine that the Leased Property would be damaged or impaired by the removal of such machinery, equipment or other tangible property.

Section 9.3 Taxes, Other Governmental Charges and Utility Charges. In the event that the Leased Property shall, for any reason, be deemed subject to taxation, assessments or charges lawfully made by any governmental body, the City shall pay the amount of all such taxes, assessments and governmental charges then due, as Additional Rentals. With respect to special assessments or other governmental charges which may be lawfully paid in installments over a period of years, the City shall be obligated to provide for Additional Rentals only for such installments as are required to be paid during the upcoming Fiscal Year. Except for Permitted Encumbrances, the City shall not allow any liens for taxes, assessments or governmental charges

to exist with respect to the Leased Property (including, without limitation, any taxes levied upon the Leased Property which, if not paid, will become a charge on the rentals and receipts from the Leased Property, or any interest therein, including the leasehold interest of the Trust), or the rentals and revenues derived therefrom or hereunder. The City shall also pay as Additional Rentals, as the same respectively become due, all utility and other charges incurred in the operation, maintenance and upkeep of the Leased Property.

The City may, at its expense, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments, utility or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom unless the Trustee shall notify the City that, in the opinion of Counsel, by nonpayment of any such items the value of the Leased Property will be materially endangered or the Leased Property will be subject to loss or forfeiture, or the Trust or the Trustee will be subject to liability, in which event such taxes, assessments, utility or other charges shall be paid forthwith (provided, however, that such payment shall not constitute a waiver of the right to continue to contest such taxes, assessments, utility or other charges).

Section 9.4 Provisions for Liability, Property and Worker's Compensation Insurance. The City shall, at no expense to the Trust, cause property insurance to be carried and maintained, or, at the City's option, shall self-insure with respect to the Leased Property in an amount equal to (a) the Lease Balance or (b) the estimated replacement cost of the Leased Property, whichever is greater. The City may, in its discretion, insure the Leased Property under blanket insurance policies that insure not only the Leased Property, but other property as well, as long as such blanket insurance policies comply with the requirements hereof. Any property damage insurance policy required by this Section shall be so written or endorsed as to show the Trust and the Trustee as loss payee.

Pursuant to the Cooperative Agreement, the City shall cause the Denver Botanic Gardens, at no expense to the Trust, to carry and maintain commercial general liability insurance for this 2017A Lease and including garage liability insurance and garage keeper's legal liability insurance, in connection with the use and possession of the Leased Property. Insurance coverage may be limited by endorsement to the Leased Property. The Commercial General Liability insurance policy required by this Section shall include the Trustee as an additional insured.

Pursuant to the Cooperative Agreement, the City shall cause the Denver Botanic Gardens, at no expense to the Trust, to carry and maintain worker's compensation insurance covering the Denver Botanic Gardens' employees working in or on the Leased Property. Such insurance, if issued by a private carrier, shall contain a provision that such coverage shall not be canceled without at least thirty (30) days' prior written notice or, in the event of nonpayment of premiums, ten (10) days' prior written notice, to the Denver Botanic Gardens, the City and the Trustee. In the event the Denver Botanic Gardens receives such notice of cancellation, it shall also immediately notify the City and the Trustee of any cancellation notice. A certificate issued by the worker's compensation carrier evidencing such coverage shall be provided by the Denver Botanic Gardens to the City and the Trustee. The worker's compensation insurance required by this Section may be by blanket insurance policy or policies.

Each property and liability policy, other than worker's compensation, provided for in this Section shall contain a provision to the effect that the insurance company shall not cancel the policy without at least thirty (30) days' prior written notice or, in the event of nonpayment of premiums, ten (10) days' prior written notice, to the City, the Denver Botanic Gardens and the Trustee. In the event that the City or the Denver Botanic Gardens has received such notice of cancellation it shall immediately notify the Trustee.

The City and the Denver Botanic Gardens shall provide, or cause to be provided, certificates of insurance in respect of the property and commercial general liability insurance (and not the workers' compensation insurance) described herein or other appropriate evidence of self-insurance, with appropriate endorsements attached evidencing that the Trust and the Trustee have been named as additional insured or loss payee, as applicable, and that the 30-day required notice of cancellation of the policy provision is in effect. A certificate of insurance or statement of self-insurance from the City's Division of Risk Management, the Denver Botanic Gardens or the insurance agent of the Denver Botanic Gardens will be acceptable evidence of insurance on the date of this 2017A Lease. Certificates evidencing all insurance policies issued and statements of self-insurance pursuant to this Section shall be deposited with the Trustee.

Section 9.5 Advances. If the City fails to pay any Additional Rentals during the Lease Term as such Additional Rentals become due, the Trust or the Trustee may (but shall not be obligated to) pay such Additional Rentals and the City agrees to reimburse the Trust or the Trustee, as the case may be, to the extent permitted by law and subject to appropriation as provided under Article 6 hereof.

Section 9.6 Granting of Easements. As long as no Event of Nonappropriation or Event of Lease Default shall have happened and be continuing, the Trustee, on behalf of the Trust, shall, upon the request of the City, (a) grant or enter into easements, permits, licenses, party wall and other agreements, rights-of-way (including the dedication of public highways) and other rights or privileges in the nature of easements, permits, licenses, party wall and other agreements with respect to the Leased Property (whether such rights are in the nature of surface rights, sub-surface rights or air space rights), free from this 2017A Lease and any security interest or other encumbrance created hereunder; (b) release existing easements, permits, licenses, party wall and other agreements, rights-of-way, and other rights and privileges with respect to the Leased Property, with or without consideration; and (c) execute and deliver any instrument necessary or appropriate to grant or release any such easement, permit, license, party wall or other agreement, right-of-way or other grant or privilege upon receipt of: (i) a copy of the instrument of grant, agreement or release and (ii) a written application signed by the Executive Director of Public Works or the Executive Director of Parks and Recreation, as applicable, requesting such grant, agreement or release and stating that such grant, agreement or release will not impair the effective use or interfere with the operation of the Leased Property.

ARTICLE 10
DAMAGE, DESTRUCTION AND CONDEMNATION;
USE OF NET PROCEEDS; USE OF LEASE REMEDY NET PROCEEDS

Section 10.1 Damage, Destruction and Condemnation. If, during the Lease Term,

(a) the Leased Property shall be destroyed (in whole or in part), or damaged by fire or other casualty; or

(b) title to, or the temporary or permanent use of, of the Leased Property or the estate of the City or the Trust in the Leased Property is taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or entity acting under governmental authority; or

(c) a breach of warranty or a material defect in the construction, manufacture or design of the Leased Property becomes apparent; or

(d) title to or the use of the Leased Property is lost by reason of a defect in title thereto;

then the City shall be obligated to continue to pay Base Rentals and Additional Rentals (subject to Article 6 hereof).

Section 10.2 Obligation to Repair and Replace the Leased Property. The City and the Trustee, to the extent Net Proceeds are within their respective control and are related to the Leased Property, shall cause such Net Proceeds to be deposited in a separate trust fund. All such Net Proceeds so deposited shall be applied to the prompt repair, restoration, modification, improvement or replacement of the Leased Property by the Trustee or the City upon receipt of requisitions acceptable to the Trustee signed by the DBG Representative and the Executive Director of Public Works or the Executive Director of Parks and Recreation, as applicable, stating with respect to each payment to be made:

(a) the requisition number for which the requisition is being made;

(b) the name and address of the person, firm or entity to whom payment is due;

(c) the amount to be paid; and

(d) that each obligation mentioned therein has been properly incurred, is a proper charge against the separate trust fund and has not been the basis of any previous withdrawal and specifying in reasonable detail the nature of the obligation, accompanied by a bill or a statement of account for such obligation.

The execution of any requisition certificate by the DBG Representative and the Executive Director of Public Works or the Executive Director of Parks and Recreation, as applicable, shall constitute, unto the Trustee, an irrevocable determination shall constitute, unto the Trustee, an irrevocable determination that all conditions precedent to the payments requested have been completed. The Trustee may rely conclusively on any such certificate or other instrument and

shall not be required to make any independent investigation in connection therewith. The City and the Trustee on behalf of the Trust shall agree to cooperate and use their best reasonable efforts to enforce claims which may arise in connection with material defects in the construction, manufacture or design of the Leased Property or otherwise. If there is a balance of any such Net Proceeds remaining after such repair, restoration, modification, improvement or replacement has been completed, this balance shall be used by the City, to:

- (a) add to, modify or alter the Leased Property or add new components thereto, or
- (b) prepay the Base Rentals with a corresponding adjustment in the amount of Base Rentals payable under Exhibit C (Base Rentals Schedule) to this 2017A Lease or
- (c) accomplish a combination of (a) and (b).

Any repair, restoration, modification, improvement or replacement paid for in whole or in part out of such Net Proceeds shall be the property of the Trust, subject to this 2017A Lease and shall be included as part of the Leased Property under this 2017A Lease.

Section 10.3 Insufficiency of Net Proceeds. If such Net Proceeds (plus any amounts withheld from such Net Proceeds by reason of any deductible clause) are insufficient to pay in full the cost of any repair, restoration, modification, improvement or replacement of the Leased Property required under Section 10.2 of this 2017A Lease, the City may elect to:

(a) complete the work or replace such Leased Property (or portion thereof) with similar property of a value equal to or in excess of such portion of the Leased Property and pay as Additional Rentals, to the extent amounts for Additional Rentals which have been specifically appropriated by the City are available for payment of such cost, any cost in excess of the amount of the Net Proceeds, and the City agrees that, if by reason of any such insufficiency of such Net Proceeds, the City shall make any payments pursuant to the provisions of this paragraph, the City shall not be entitled to any reimbursement therefor from the Trust or the Trustee, nor shall the City be entitled to any diminution of the Base Rentals and Additional Rentals, for which a specific Appropriation has been effected by the City for such purpose, payable under Article 6 of this 2017A Lease; or

(b) apply the Net Proceeds to the payment of the Purchase Option Price in respect of the Leased Property in accordance with Article 12 of this 2017A Lease, or an appropriate portion thereof. In the event of an insufficiency of the Net Proceeds for such purpose, the City shall, subject to the limitations of Section 6.1 hereof, pay such amounts as may be necessary to equal that portion of the Purchase Option Price which is attributable to the Leased Property for which such Net Proceeds have been received (as certified to the Trustee by the City); and in the event such Net Proceeds shall exceed such portion of the Purchase Option Price, such excess shall be used as directed by the City in the same manner as set forth in Section 10.2 hereof; or

(c) if the City does not timely budget and appropriate sufficient funds to proceed under either (a) or (b) above, an Event of Nonappropriation will be deemed to have occurred and, subject to the City's right to cure, the Trustee may pursue remedies available to it following an Event of Nonappropriation.

The above referenced election shall be made by the City within ninety (90) days of the occurrence of an event specified in Section 10.1 of this 2017A Lease.

Section 10.4 Cooperation of the Trustee and the Trust. The Trustee and the Trust shall cooperate fully with the City in filing any proof of loss with respect to any insurance policy or performance bond covering the events described in Section 10.1 of this 2017A Lease and in the prosecution or defense of any prospective or pending condemnation proceeding with respect to the Leased Property and the enforcement of all warranties relating to the Leased Property. So long as no Event of Lease Default or Event of Nonappropriation has occurred and is then existing, neither the Trust nor the Trustee shall voluntarily settle, or consent to the settlement of, any proceeding arising out of any insurance claim, performance or payment bond claim or prospective or pending condemnation proceeding with respect to the Leased Property without the written consent of the City.

Section 10.5 Use of Lease Remedy Net Proceeds. The Trustee shall use any Lease Remedy Net Proceeds to prepay the Base Rentals with a corresponding adjustment in the amount of Base Rentals payable under Exhibit C (Base Rentals Schedule) to this 2017A Lease.

ARTICLE 11 DISCLAIMER OF WARRANTIES; OTHER COVENANTS

Section 11.1 Disclaimer of Warranties. NEITHER THE TRUST NOR THE TRUSTEE HAS MADE OR WILL MAKE ANY WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR USE OF THE LEASED PROPERTY OR ANY OTHER REPRESENTATION OR WARRANTY WITH RESPECT TO THE LEASED PROPERTY. THE CITY HEREBY ACKNOWLEDGES AND DECLARES THAT THE CITY IS SOLELY RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE LEASED PROPERTY, AND THAT NEITHER THE TRUST NOR THE TRUSTEE HAS ANY RESPONSIBILITY THEREFOR. For the purpose of enabling the City to discharge such responsibility, the Trust constitutes and appoints the City as its attorney in fact for the purpose of asserting and enforcing, at the sole cost and expense of the City, all manufacturers' warranties and guaranties, express or implied, with respect to the Leased Property, as well as any claims or rights the Trust or the Trustee may have in respect of the Leased Property against any manufacturer, supplier, contractor or other person. Except as otherwise provided in this 2017A Lease, neither the Trust nor the Trustee shall be liable for any direct or indirect, incidental, special or consequential damage in connection with or arising out of this 2017A Lease or the existence, furnishing, functioning or use by the City of any item, product or service provided for herein.

Section 11.2 Further Assurances and Corrective Instruments. The Trustee, on behalf of the Trust, and the City agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such amendments hereof or supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Leased Property hereby leased or intended so to be, or for otherwise carrying out the intention hereof.

Section 11.3 Compliance with Requirements. During the Lease Term, the City, the Trust and the Trustee shall observe and comply promptly to the extent possible with all current and future orders of all courts having jurisdiction over the Leased Property, provided that the City, the Trust or the Trustee may contest or appeal such orders so long as they are in compliance with such orders during the contest or appeal period, and all current and future requirements of all insurance companies writing policies covering the Leased Property.

Section 11.4 Tax Covenants. The City acknowledges that the moneys in all funds and accounts expected to be created under the 2017A Indenture are to be invested or deposited by the Trustee, at the written direction of the City. The City certifies and covenants that it will not knowingly direct, acknowledge or otherwise cause the investment or use of any moneys related to this 2017A Lease in a manner which will cause this 2017A Lease and, in turn, any certificates of participation executed and delivered with respect to this 2017A Lease to be classified as “arbitrage bonds” within the meaning of the Code.

The City further covenants that it will perform all acts within its power which are or may be necessary to insure that the Interest Portion of the Base Rentals will at all times remain excludable from gross income for federal income tax purposes under the laws and regulations of the United States of America as presently enacted and construed or as hereafter amended. The City has the right to enter into contracts for janitorial and other services contracts for the maintenance of the Leased Property and for the operation and management of the Leased Property; provided, however any such contracts shall be in compliance with the Code (to maintain the tax-exempt status of the Interest Portion of the Base Rentals) and be subject to termination by the Trustee acting for the Trust, if an Event of Nonappropriation or an Event of Lease Default shall occur and not be cured.

Section 11.5 Covenant to Defend. From and to the extent of Net Proceeds, the City shall and hereby agrees to defend the Trust and the Trustee against all claims, by or on behalf of any person, firm, corporation or other legal entity arising from the conduct or management of the Leased Property or from any work or thing done on the Leased Property during the Lease Term requested by the City, or from any condition of the Leased Property. This duty to defend is not an indemnification and it is expressly understood that the City is not indemnifying the Trust or the Trustee and, as previously stated, is limited to Net Proceeds and moneys, if any, in excess of such Net Proceeds, for which there has been an Appropriation.

Section 11.6 Access to the Leased Property; Rights to Inspect Books. The City agrees that the Trustee shall have the right at all reasonable times to examine and inspect the Leased Property (subject to such regulations as may be imposed by the City for security purposes) and all of the City’s books and records with respect thereto. The City further agrees that the Trustee shall have such rights of access to the Leased Property as may be reasonably necessary to cause the proper maintenance of the Leased Property in the event of failure by the City to perform its obligations under this 2017A Lease. The 2017A Indenture allows the City to have the right at all reasonable times to examine and inspect all of the Trustee’s books and records with respect to the Leased Property and all funds and accounts held under the 2017A Indenture.

The City and its representatives, including the City Auditor, shall have the right to examine and inspect the books and records of the Trust relating to the Leased Property at all reasonable times from the date of this 2017A Lease and until three years after the termination date of this 2017A Lease.

ARTICLE 12 PURCHASE OPTION

Section 12.1 Purchase Option. The City shall have the option to purchase the Trust's leasehold and ownership interests in the Leased Property but only if an Event of Lease Default or an Event of Nonappropriation has not occurred and is then continuing. The City may exercise its options on any date by complying with one of the conditions set forth in Section 12.2.

The City shall give the Trustee notice of its intention to exercise its options not less than thirty-five (35) days in advance of the date of exercise and shall deposit the Purchase Option Price with the Trustee on or before the selected Purchase Option Date.

If the City exercises its option to purchase the Trust's leasehold and ownership interests in the Leased Property pursuant to this Section, any amount then on hand in the Base Rentals Fund created under the 2017A Indenture, shall be applied toward the payment of the applicable Purchase Option Price to be paid by the City.

If the City shall have given notice to the Trustee of its intention to purchase the Trust's leasehold and ownership interests in the Leased Property but shall not have deposited the amounts with the Trustee on the date specified in such notice, the City shall continue to pay Base Rentals, which have been specifically appropriated by the City for such purpose, as if no such notice had been given.

Section 12.2 Conditions for Purchase Option. The Trustee, on behalf of the Trust, shall release, transfer and convey the Trust's leasehold and ownership interests in the Leased Property to the City in the manner provided for in Section 12.3 of this 2017A Lease; provided, however, that prior to such release, transfer and conveyance, either:

(a) the City shall have paid the then applicable Purchase Option Price, which shall equal the sum of the amount necessary to defease and discharge the 2017A Indenture as provided in Article 6 thereof, plus all then current Additional Rentals required to be paid hereunder; or

(b) the City shall have paid all related Base Rentals set forth in Exhibit C (Base Rentals Schedule) hereto, for the entire maximum Lease Term, and all then current Additional Rentals required to be paid hereunder.

In the event that the City shall determine to pay the Purchase Option Price, the Purchase Option Price shall include any fees and expenses then owing to the Trust and the Trustee.

Section 12.3 Manner of Release, Transfer and Conveyance. At the closing of the purchase, transfer or other conveyance of the Trust's leasehold and ownership interests in the Leased Property pursuant to Section 12.2 of this 2017A Lease, the Trustee, on behalf of the Trust, shall release and terminate the 2017A Site Lease, this 2017A Lease and the 2017A

Indenture and execute and deliver to the City all necessary documents releasing the Trust's leasehold interest in the Leased Property and assigning, transferring and conveying title to all of the Trust's leasehold and ownership interests in the Leased Property, as it then exists, subject only to the following:

(a) Permitted Encumbrances as set forth on Exhibit B, other than the 2017A Site Lease, this 2017A Lease and the 2017A Indenture;

(b) all liens, encumbrances and restrictions created or suffered to exist by the Trust or the Trustee as required or permitted by this 2017A Lease and the 2017A Indenture or arising as a result of any action taken or omitted to be taken by the Trust or the Trustee as required or permitted by this 2017A Lease or the 2017A Indenture; and

(c) any other lien or encumbrance created by action of the City.

In order to facilitate the Trust's obligations to release the 2017A Site Lease and this 2017A Lease, release the Trust's leasehold interest in the Leased Property and convey the Leased Property to the City as provided herein, forms of releases of the 2017A Site Lease and this 2017A Lease in respect of the Leased Property and a form of bargain and sale deed to the Leased Property conveying the Trust's ownership interest in Parking Facility portion of the Leased Property to the City shall be delivered to the Trustee on the date this 2017A Lease is executed and delivered, such forms being satisfactory to the City.

ARTICLE 13 ASSIGNMENT AND SUBLEASING; REPLACEMENT OF THE TRUST

Section 13.1 Assignment by the Trust; Replacement of the Trust. This 2017A Lease may not be assigned by the Trust for any reason other than to a successor by operation of law or with the prior written consent of the Chief Financial Officer, which consent shall not be unreasonably withheld.

In the absence of an Event of Lease Default or an Event of Nonappropriation, upon the occurrence of any other event which in the judgment of the City (a) materially impairs the ability of the Trust to serve as lessor under this 2017A Lease or (b) causes the relationship of the City, as lessee under this 2017A Lease and the Trust as lessor under this 2017A Lease to be irreconcilable, the Trustee, with the prior written direction of the City, shall do all things necessary to replace the Trust with such other entity as it deems appropriate with Approval of Special Counsel. Upon the occurrence of any such event and related written notice thereof from the City, the Trustee, on behalf of the Trust, shall cooperate with the City in conveying title to the Leased Property and any and all other right, title and interest of the Trust in, to and under the 2017A Site Lease, this 2017A Lease and the 2017A Indenture to such successor entity as the City may designate. In the event the Trustee, on behalf of the Trust, refuses to cooperate as provided under this Section 13.1, the City is hereby authorized to file an appropriate action in a court of competent jurisdiction to enforce specific performance of this provision.

If an Event of Lease Default or Event of Nonappropriation has occurred, the Trustee may act as herein provided, including exercising the remedies set forth in Section 14.2, without the prior written direction of the City.

Section 13.2 Assignment, Subleasing and Tax-Exempt Permitted Use Arrangements by the City or the Denver Botanic Gardens. This 2017A Lease may not be assigned by the City for any reason other than to a successor by operation of law. However, the Leased Property may be (1) subject to one or more Tax-Exempt Permitted Use Arrangements, in whole or in part, of the City or the Denver Botanic Gardens or (2) subleased, as a whole or in part, by the City, without the necessity of obtaining the consent of the Trust, the Trustee or any owner of such certificates of participation, subject to each of the following conditions:

(a) The Leased Property may be subleased, in whole or in part, only to an agency or department of, or a political subdivision of, the State, or with Approval of Special Counsel, to another entity or entities;

(b) This 2017A Lease, and the obligations of the City hereunder, shall, at all times during the Lease Term remain obligations of the City, and the City shall maintain its direct relationships with the Trust and the Trustee, notwithstanding any sublease; and

(c) The City shall furnish or cause to be furnished to the Trustee a copy of any sublease agreement.

ARTICLE 14 EVENTS OF LEASE DEFAULT AND REMEDIES

Section 14.1 Events of Lease Default Defined. Any one of the following shall be Events of Lease Default under this 2017A Lease:

(a) failure by the City to pay any Base Rentals or Additional Rentals, which have been specifically appropriated by the City for such purpose, during the Initial Term or any Renewal Term, within five (5) Business Days of the date on which they are due; or

(b) subject to the provisions of Section 6.5 hereof, failure by the City to vacate or surrender possession of the Leased Property by March 1 of any Renewal Term in respect of which an Event of Nonappropriation has occurred; or

(c) failure by the City to observe and perform any covenant, condition or agreement on its part to be observed or performed hereunder, other than as referred to in (a) or (b), for a period of forty-five (45) days after written notice, specifying such failure and requesting that it be remedied shall be received by the City from the Trustee unless the Trustee shall agree in writing to an extension of such time prior to its expiration; provided that if the failure stated in the notice cannot be corrected within the applicable period, the Trustee shall not withhold its consent to an extension of such time if, in the Trustee's reasonable judgment, corrective action can be instituted by the City within the applicable period and diligently pursued until the default is corrected; or

(d) failure by the City to comply with the terms of the 2017A Site Lease.

The foregoing provisions of this Section 14.1 are subject to the following limitations:

(a) the City shall be obligated to pay the Base Rentals and Additional Rentals, which have been specifically appropriated by the City for such purpose, only during the Lease Term, except as otherwise expressly provided in this 2017A Lease; and

(b) if, by reason of *Force Majeure*, the City or the Trust shall be unable in whole or in part to carry out any agreement on their respective parts herein contained other than the City's agreement to pay the Base Rentals and Additional Rentals due hereunder, the City or the Trust, as the case may be, shall not be deemed in default during the continuance of such inability. The City and the Trust each agree, however, to remedy, as promptly as legally and reasonably possible, the cause or causes preventing the City or the Trust, as the case may be, from carrying out their respective agreements; provided that the settlement of strikes, lockouts and other industrial disturbances shall be entirely within the discretion of the City.

Section 14.2 Remedies on Default. Subject to the 2017A Site Lease, whenever any Event of Lease Default shall have happened and be continuing beyond any applicable cure period, the Trustee, on behalf of the Trust, may, without any further demand or notice, take one or any combination of the following remedial steps:

(a) terminate the Lease Term and give notice to the City to vacate and surrender possession of the Leased Property which vacation and surrender the City agrees to complete within sixty (60) days from the date of such notice; or

(b) transfer, repossess or liquidate the Trust's leasehold and ownership interests in the Leased Property or any part thereof in any lawful manner, provided, however, that following any such transfer, repossession or liquidation, the Parking Facility Site may only be used for a park purpose pursuant to the Charter; or

(c) lease or sublease the Leased Property or sell or assign any interest the Trust has in the Leased Property, including the Trust's leasehold interest in the Parking Facility Site; or

(d) recover from the City:

(i) the portion of Base Rentals and Additional Rentals, for which a specific Appropriation has been effected by the City for such purpose, which would otherwise have been payable hereunder, during any period in which the City continues to occupy, use or possess the Leased Property; and

(ii) Base Rentals and Additional Rentals, for which a specific Appropriation has been effected by the City for such purpose, which would otherwise have been payable by the City hereunder during the remainder, after the City vacates and surrenders possession of the Leased Property, of the Fiscal Year in which such Event of Lease Default occurs; or

(e) set and charge fees for use of the Parking Facility by the general public; or

(f) take whatever action at law or in equity may appear necessary or desirable to enforce its rights in and to the Leased Property under this 2017A Lease and the 2017A Indenture.

In the event the City does not vacate and surrender possession as described in (a) above, the provisions of Section 6.5 hereof may apply, at the sole discretion of the Trustee, on behalf of the Trust.

Section 14.3 Limitations on Remedies. The remedies in connection with an Event of Lease Default shall be limited as set forth in this section. A judgment requiring a payment of money may be entered against the City by reason of an Event of Lease Default only as to the City's liabilities described in paragraph (d) of Section 14.2 hereof. A judgment requiring a payment of money may be entered against the City by reason of an Event of Nonappropriation only to the extent that the City fails to vacate and surrender possession of the Leased Property as required by Section 6.4 of this 2017A Lease, and only as to the liabilities described in paragraph (d)(i) of Section 14.2 hereof. The remedy described in paragraph (d)(ii) of Section 14.2 of this 2017A Lease is not available for an Event of Lease Default consisting of failure by the City to vacate and surrender possession of the Leased Property by the March 1 following an Event of Nonappropriation.

Section 14.4 No Remedy Exclusive. Subject to Section 14.3 hereof, no remedy herein conferred upon or reserved to the Trustee, on behalf of the Trust, is intended to be exclusive, and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Trustee, on behalf of the Trust, to exercise any remedy reserved in this Article 14, it shall not be necessary to give any notice, other than such notice as may be required in this Article 14.

Section 14.5 Waivers. The Trustee, on behalf of the Trust, may waive any Event of Lease Default under this 2017A Lease and its consequences. In the event that any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder. Payment of Base Rentals or Additional Rentals by the City shall not constitute a waiver of any breach or default by the Trust hereunder.

Section 14.6 Waiver of Appraisalment, Valuation, Stay, Extension and Redemption Laws. To the extent permitted by law, in the case of an Event of Nonappropriation or an Event of Lease Default neither the Trustee, on behalf of the Trust, nor the City nor any one claiming through or under either of them shall or will set up, claim or seek to take advantage of any appraisalment, valuation, stay, extension or redemption laws now or hereafter in force in order to prevent or hinder the enforcement of the 2017A Indenture; and the Trustee, on behalf of the Trust, and the City, for themselves and all who may at any time claim through or under either of them, each hereby waives, to the full extent that it may lawfully do so, the benefit of all such laws. Notwithstanding the foregoing, it is expressly understood that the City cannot and does not hereby waive its right to set up, claim or seek to take advantage of its police powers or its State constitutional or statutory right of eminent domain.

**ARTICLE 15
MISCELLANEOUS**

Section 15.1 Sovereign Powers of City. Nothing in this 2017A Lease shall be construed as diminishing, delegating, or otherwise restricting any of the sovereign powers or immunities of the City. Nothing in this 2017A Lease shall be construed to require the City to occupy and operate the Leased Property other than as lessee, or to require the City to exercise its right to purchase the Trust’s leasehold and ownership interests in the Leased Property created by the 2017A Site Lease, all as provided in Article 12 hereof.

Section 15.2 Notices. All notices, certificates or other communications to be given hereunder shall be sufficiently given and shall be deemed given when delivered electronically or mailed by certified or registered mail, postage prepaid, addressed as follows:

If to the City:

Mayor
City and County of Denver, Colorado
1437 Bannock, Room 350
Denver, Colorado 80202

With copies to:

Chief Financial Officer
City and County of Denver, Colorado
201 West Colfax, Department 1010
Denver, Colorado 80202
(and electronically to “debtmanagement@denvergov.org”)

and

City Attorney
City and County of Denver, Colorado
201 West Colfax, Department 1207
Denver, Colorado 80202

and

Executive Director of Public Works
City and County of Denver, Colorado
201 West Colfax Avenue, Department 608
Denver, Colorado 80202

and

Executive Director of Parks and Recreation
City and County of Denver, Colorado
201 West Colfax, Department 601
Denver, CO 80202

and

Chief Executive Officer
Denver Botanic Gardens
909 York Street
Denver, CO 80206

If to the Trust and Trustee:

Denver Botanic Gardens Parking Facility Leasing Trust 2017A
c/o UMB Bank, n.a., as Trustee
1670 Broadway
Denver, Colorado 80202
Attention: Corporate Trust & Escrow Services

The City, the Trustee and the Trust may, by written notice, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 15.3 No Third Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this 2017A Lease, and all rights of action relating to such enforcement, shall be strictly reserved to the City, as lessee, and the Trust, as lessor, and the Trustee, on behalf of the Trust and their respective successors and assigns, and nothing contained in this 2017A Lease shall give or allow any such claim or right of action by any other or third person on this 2017A Lease. It is the express intention of the City and the Trust that any person other than the City, the Trust or the Trustee receiving services or benefits under this 2017A Lease shall be deemed to be an incidental beneficiary only.

Section 15.4 No Discrimination in Employment. In connection with the performance of work under this 2017A Lease, the Trustee, on behalf of the Trust and as Trustee under the 2017A Indenture, may not refuse to hire, discharge, promote or demote, or discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, gender variance, marital status, or physical or mental disability; and shall insert the foregoing provisions in all contracts and subcontracts entered into with respect to this 2017A Lease.

Section 15.5 Binding Effect. This 2017A Lease shall inure to the benefit of and shall be binding upon the Trust and the City and their respective successors and assigns, subject, however, to the limitations contained in Article 13 of this 2017A Lease.

Section 15.6 Amendments. This 2017A Lease may only be amended, changed, modified or altered as provided in the 2017A Indenture.

Section 15.7 Absolute Net Lease. This 2017A Lease shall be deemed and construed to be an “absolute net lease” and, subject to the prior appropriation requirements hereof, the City shall pay absolutely net during the Lease Term, the Base Rentals, the Additional Rentals and all expenses of, or other payments in respect of, the Leased Property as required to be paid by the City under this 2017A Lease, for which a specific Appropriation has been effected by the City for such purpose, free of any deductions, and without abatement, deduction or setoff (other than credits against Base Rentals expressly provided for in this 2017A Lease).

Section 15.8 Payments Due on Holidays. If the date for making any payment or the last day for performance of any act or the exercising of any right, as provided in this 2017A Lease, shall be a day other than a Business Day, such payment may be made or act performed or right exercised on the next succeeding Business Day, with the same force and effect as if done on the nominal date provided in this 2017A Lease.

Section 15.9 Severability. Except for the requirement of the City to pay Base Rentals for which a specific Appropriation has been effected by the City for such purpose and the requirement of the Trust to provide quiet enjoyment of the Leased Property and to convey the Leased Property to the City under the conditions set forth in Article 12 of this 2017A Lease (which, if held invalid or unenforceable by any court of competent jurisdiction, may have the effect of invalidating or rendering unenforceable the other provisions of this 2017A Lease), in the event that any other provision of this 2017A Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 15.10 Execution in Counterparts. This 2017A Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 15.11 Applicable Law. This 2017A Lease shall be governed by and construed in accordance with the laws of the State.

Section 15.12 No Indemnification by City. Except as otherwise expressly provided herein, the City cannot and does not agree to indemnify, hold harmless or exonerate the Trust, the Trustee or any other person for any purpose whatsoever.

Section 15.13 Captions. The captions or headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this 2017A Lease.

Section 15.14 No Conflict of Interest of City Employees. The Trust represents that, to the best of its knowledge, no officer or employee of the City is either directly or indirectly a party or in any manner interested in this 2017A Lease except as such interest may arise as a result of the lawful discharge of the responsibilities of such official or employee.

Section 15.15 Trust Independent of Lessee. The Trustee shall perform its duties hereunder as an independent contractor and not as an employee of the City. Neither the Trustee nor any agent or employee of the Trustee shall be or shall be deemed to be an agent or employee of the City. The Trust shall pay when due all required employment taxes and income tax and local head tax of the Trust on any monies paid by the City pursuant to this Lease. The Trustee acknowledges that the Trustee and its employees are not entitled to unemployment insurance benefits of the City unless the Trustee or a third party otherwise provides such coverage and that the City does not pay for or otherwise provide such coverage. The Trustee shall have no authorization, express or implied, to bind the City to any agreements, liability or understanding except as expressly set forth herein. The Trustee shall provide and keep in force workers' compensation (and provide proof of such insurance when requested by the City) and

unemployment compensation insurance in the amounts required by law, and shall be solely responsible for the acts of the Trustee, its employees and agents.

Section 15.16 Electronic Signatures and Electronic Records. The Trust consents to the use of electronic signatures by the City. This 2017A Lease and any other documents requiring a signature hereunder, may be signed electronically by the City in the manner specified by the City. The City and the Trust agree not to deny the legal effect or enforceability of this 2017A Lease solely because it is in electronic form or because an electronic record was used in its formation. The City and the Trust agree not to object to the admissibility of this 2017A Lease in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the grounds that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

Section 15.17 Electronic Transactions. The transactions described herein may be conducted and related documents may be stored by electronic means. Accurate copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 15.18 Amendment and Restatement of 2008B Lease. This 2017A Lease shall amend, restate, replace and supersede in its entirety the 2008B Lease. This 2017A Lease shall set forth the entire understanding and agreement regarding the terms and conditions upon which the Trust has leased and is leasing the Leased Property to the City and upon which the City, in turn, is leasing the Leased Property from the Trust. All prior negotiations, discussions, offers and agreements between the Trust and the City regarding the foregoing are hereby merged and incorporated in this 2017A Lease.

[Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Trustee for the Trust has executed this 2017A Lease the day and year first above written.

**DENVER BOTANIC GARDENS PARKING
FACILITY LEASING
TRUST 2017A, as Lessor**

By its Trustee:
UMB BANK, N.A.

By: Leigh M. Lutz
Its: Senior Vice President

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this [February 16], 2017, by Leigh M. Lutz, as Senior Vice President of UMB Bank, n.a., Denver, Colorado, as Trustee for the Denver Botanic Gardens Parking Facility Leasing Trust 2017A.

WITNESS my hand and official seal.

(SEAL)

Notary Public

My commission expires:

IN WITNESS WHEREOF, the City has executed this 2017A Lease the day and year first above written.

ATTEST:

**CITY AND COUNTY OF DENVER,
COLORADO**, as Lessee

Debra Johnson,
Clerk and Recorder, *Ex-Officio*
Clerk of the City and County of Denver

Mayor

APPROVED AS TO FORM:

Kristin M. Bronson, Attorney for the
City and County of Denver

By _____
City Attorney

REGISTERED AND COUNTERSIGNED:

Chief Financial Officer/Manager of Finance

Auditor

EXHIBIT A
DESCRIPTION OF
THE LEASED PROPERTY
(Denver Botanic Gardens Parking Facility)

Legal Description of the Parking Facility Site:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 66, E.F. HALLACK'S SECOND ADDITION TO DENVER, ACCORDING TO THE SUBDIVISION PLAT RECORDED IN ENGINEERING BOOK 02 AT PAGE 012, JUNE 1, 1887 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER (ORIGINALLY RECORDED AT BOOK 4, PAGE 34 CLERK RECORD NUMBER 403 OF ARAPAHOE COUNTY, COLORADO) AND CONSIDERING THE NORTH LINE OF SAID BLOCK 66 TO BEAR NORTH 89°48'49" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°11'11" EAST, ALONG THE WEST LINE OF SAID BLOCK 66, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 36 OF SAID BLOCK 66, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 52°33'39" EAST, A DISTANCE OF 280.99 FEET TO A POINT ON THE EASTERLY LINE OF AN UNPLATTED PARCEL OF LAND AS DESCRIBED UNDER "ALSO" IN THE SUPPLEMENTARY AGREEMENT DATED AUGUST 28, 1958 ON FILE WITH THE CITY CLERK. EXECUTION AUTHORIZED BY ORDINANCE NO. 304, SERIES 1958, SAID POINT BEING ON A CURVE;

THENCE ALONG SAID EASTERLY LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°23'18", A RADIUS OF 379.30 FEET, AN ARC LENGTH OF 48.91 FEET AND THE CHORD OF WHICH BEARS SOUTH 31°08'08" WEST, A DISTANCE OF 48.88 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 34°49'47" WEST, A DISTANCE OF 36.04 FEET;

THENCE SOUTH 10°10'13" EAST, A DISTANCE OF 12.73 FEET;

THENCE SOUTH 34°49'47" WEST, A DISTANCE OF 19.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°33'00", A RADIUS OF 430.30 FEET, AND AN ARC LENGTH OF 266.99 FEET, AND THE CHORD OF WHICH BEARS SOUTH 17°03'17" WEST, A DISTANCE OF 262.72 FEET;

THENCE SOUTH 00°43'13" EAST, A DISTANCE OF 117.44 FEET;

THENCE SOUTH 44°16'47" WEST, A DISTANCE OF 12.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JOSEPHINE STREET ACCORDING TO THE BOUNDARY SURVEY FOR BOTANICAL GARDENS PREPARED BY ASPEN SURVEYING, INC., DATED 08-18-1995, AND CITY AND COUNTY OF DENVER PUBLIC WORKS ENGINEERING AGENCY BOUNDARY SURVEY DATED 8-25-71, SURVEY BOOK NO. 012;

THENCE SOUTH 00°43'13" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET;

THENCE NORTH 86°18'22" WEST, A DISTANCE OF 82.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF YORK STREET AS RECORDED IN BOOK 5225 AT PAGE 188;

THENCE NORTH 00°10'19" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET;

THENCE NORTH 45°10'19" WEST, A DISTANCE OF 28.28 FEET;

THENCE NORTH 00°10'19" WEST, A DISTANCE OF 381.02 FEET;

THENCE NORTH 44°49'41" EAST, A DISTANCE OF 28.28 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 00°10'19" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 187.49 FEET TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 66;

THENCE NORTH 00°11'11" WEST, ALONG THE WESTERLY LINE OF SAID BLOCK 66 AND THE EASTERLY RIGHT-OF-WAY LINE OF YORK STREET, A DISTANCE OF 54.35 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 88,723 SQUARE FEET, OR 2.037 ACRES, MORE OR LESS.

Description of Parking Facility:

The Trust's ownership interest in the Parking Facility: the 138,800 square foot, three (3) level parking facility with 334 parking spaces and including an elevator, welcome pavilion, ticket building, restroom facilities, "living walls," retaining walls and drainage facilities, all located on the Parking Facility Site.

EXHIBIT B
PERMITTED ENCUMBRANCES

["Permitted Encumbrances" as defined in Section 1.2 of this Lease and the following:

1. Terms, conditions, provisions, agreements and obligations as specified in the Covenant executed by Denver Botanic Gardens, Inc. dated July 13, 1983 and recorded July 14, 1983 in Book 2857 at Page 129.
2. Terms, conditions, provisions, agreements and obligations as specified in the Ordinance recorded in Book 9916 at Page 618.
3. All matters set forth in the plat of E.F. Hallack's Second Addition to Denver recorded in (plat) Book 4 at Page 34.]

[To be revised as set forth in title insurance policy, if necessary]

EXHIBIT C
BASE RENTALS SCHEDULE
(Relating to Certificates of Participation, Series 2017A)

Base Rentals Payment Date	Base Rentals Principal Portion *	Base Rentals Interest Portion	Total Base Rentals
06/01/2017	\$ --	\$ 128,333.33	\$ 128,333.33
12/01/2017	--	220,000.00	220,000.00
06/01/2018	--	220,000.00	220,000.00
12/01/2018	500,000.00	220,000.00	720,000.00
06/01/2019	--	213,750.00	213,750.00
12/01/2019	1,473,925.00	213,750.00	1,687,675.00
06/01/2020	--	195,325.94	195,325.94
12/01/2020	1,523,773.00	195,325.94	1,719,098.94
06/01/2021	--	176,278.78	176,278.78
12/01/2021	1,581,868.00	176,278.78	1,758,146.78
06/01/2022	--	156,505.43	156,505.43
12/01/2022	1,640,239.00	156,505.43	1,796,744.43
06/01/2023	--	136,002.44	136,002.44
12/01/2023	1,701,133.00	136,002.44	1,837,135.44
06/01/2024	--	114,738.28	114,738.28
12/01/2024	1,704,349.00	114,738.28	1,819,087.28
06/01/2025	--	93,433.91	93,433.91
12/01/2025	1,761,332.00	93,433.91	1,854,765.91
06/01/2026	--	71,417.26	71,417.26
12/01/2026	1,830,540.00	71,417.26	1,901,957.26
06/01/2027	--	48,535.51	48,535.51
12/01/2027	1,891,492.00	48,535.51	1,940,027.51
06/01/2028	--	24,891.86	24,891.86
12/01/2028	1,991,349.00	24,891.86	2,016,240.86
Totals*	\$ 17,600,000.00	\$ 3,250,092.15	\$ 20,850,092.15

For the purpose of providing the actual Base Rentals due under this Exhibit C of the 2017A Lease, the Chief Financial Officer may adjust the amounts of the Principal Portions and the Interest Portions of such Base Rentals within and between each Fiscal Year set forth above; provided that the Total Aggregate Principal Portion and the total Interest Portion of Base Rentals due under this Exhibit C of the 2017A Lease shall not exceed \$20,850,092.15.

* Total Aggregate Principal Portion of Base Rentals in respect of the Leased Property is to be added together to equal the Total Aggregate Principal Portion of Base Rentals due under this 2017A Lease.

STATEMENT REGARDING THE LEASED PROPERTY

The duration of the 2017A Lease, throughout the Lease Term, does not exceed the weighted average useful life of the Leased Property and, to the extent that the Leased Property constitutes items of personal property, including equipment, such items are considered paid from the first Base Rentals described above.

EXHIBIT D
FORM OF NOTICE OF LEASE RENEWAL

To: UMB Bank, n.a., as Trustee
1001 - 17th Street Suite #850
Denver, Colorado 80202
Attention: Corporate Trust Department

The undersigned is the Chief Financial Officer of the City and County of Denver, Colorado (the "City"), the lessee under that certain Lease Purchase Agreement No. 2017A (Denver Botanic Gardens Parking Facility) (the "2017A Lease") dated [February 16], 2017, with the Denver Botanic Gardens Parking Facility Leasing Trust 2017A, the lessor thereunder. I am familiar with the facts herein certified and am authorized and qualified to certify the same. The undersigned hereby states and certifies:

(a) the City has effected or intends to effect on a timely basis an Appropriation for the ensuing Fiscal Year which includes (1) sufficient amounts authorized and directed to be used to pay all the Base Rentals and (2) sufficient amounts to pay such Additional Rentals as are estimated to become due, all as further provided in Sections 6.2 and 6.4 of the 2017A Lease, whereupon the 2017A Lease shall be renewed for the ensuing Fiscal Year;

Initial

OR

(b) the City has determined not to renew the 2017A Lease for the ensuing Fiscal Year.

Initial

City and County of Denver, Colorado

By: _____

Its: Chief Financial Officer or the Officer's Designee

Dated: _____