

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-10B-07224	DATE 3/13/12	PAGE 1 of 2
ADDRESS OF PREMISES 5200 Industrial Way, Ferndale, WA 98248		BLDG. NO. WA8027	

THIS AGREEMENT, made and entered into this date by and between SYB HOLDING CO., INC.

whose address is 1440 ADMIRAL PLACE
FERNDALE, WASHINGTON 98248-8965

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

WHEREAS, the parties hereto desire to amend the above Lease to establish completion of tenant improvements and establish the Beneficial Occupancy date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 7, 2012. Therefore, paragraphs 2, 3 and 16 are hereby deleted and replaced in their entirety as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 7, 2012, through February 6, 2017, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent per the table below, per month in arrears.

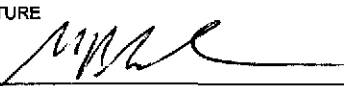


Rent Period	Shell Rent	Operating Rent ¹	Tenant Improvement Costs ²	Total Annual Rent	Monthly Rent Payment
02/07/12 - 02/06/13	\$95,925.00	\$36,375.00	\$78,334.02	\$210,634.02	\$17,552.84
02/07/13 - 02/06/14	\$98,775.00	\$36,375.00	\$78,334.02	\$213,484.02	\$17,790.34
02/07/14 - 02/06/15	\$101,775.00	\$36,375.00	\$78,334.02	\$216,484.02	\$18,040.34
02/07/15 - 02/06/16	\$104,850.00	\$36,375.00	\$78,334.02	\$219,559.02	\$18,296.59
02/07/16 - 02/06/17	\$108,000.00	\$36,375.00	\$78,334.02	\$222,709.02	\$18,559.09

¹ Base Operating Rent subject to adjustments in accordance with paragraph 11 of the SF-2.

² Tenant Improvement Costs in accordance with paragraph 8 of the SF-2.

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

LESSOR	
SIGNATURE 	NAME OF SIGNER M.B. Boulos
ADDRESS 1440 ADMIRAL PL. Ferndale, wa 98248	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER MICHAEL KOHL
ADDRESS [REDACTED]	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

SYB HOLDING CO., INC.
PO BOX 189
FERNDAL, WASHINGTON 98248-0189

16. Adjusted monthly rent payments (application of commission credit):

The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.4 B. The monthly rent is \$17,552.84. The monthly shell rent is \$7,993.75. The GSA commission credit is [REDACTED] and is calculated as follows:

Total Commission:	Gross Rent	Yr 1 = \$210,634.02
		Yr 2 = \$213,484.02
		Yr 3 = \$216,484.02
		Yr 4 = \$219,559.02
		Yr 5 = \$222,709.02
		<u>\$1,082,870.10</u>

GSA Rent Credit: [REDACTED]

Studley/LaBonde Commission: \$ [REDACTED]

The monthly rent payments adjusted for the commission credit are as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
02/07/12 - 03/06/12	\$17,552.84	\$7,993.75	[REDACTED]	[REDACTED]	[REDACTED]
03/07/12 - 04/06/12	\$17,552.84	\$7,993.75	[REDACTED]	[REDACTED]	[REDACTED]
04/07/12 - 05/06/12	\$17,552.84	\$7,993.75	[REDACTED]	[REDACTED]	[REDACTED]
05/07/12 - 06/06/12	\$17,552.84	\$7,993.75	[REDACTED]	[REDACTED]	[REDACTED]

All other terms and conditions to remain the same.

INITIALS:  LESSOR
GOV'T