

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-10B-07153	DATE 1/25/11	PAGE 1 of 3
ADDRESS OF PREMISES 8510 W. Highway 2, Spokane, WA 99224		Bldg #: WA7993	

THIS AGREEMENT, made and entered into this date by and between COUGAR PALOUSE LLC

whose address is 5312 N. VISTA CT
SPOKANE, WA 99212-1639

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 Beneficial Occupancy as the effective date of the Lease pursuant to sections 5.13 H and 1.9 of the SFO.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 19, 2011, by deleting paragraphs 2, 3, 4, 5 and 16 of the Lease and replacing them in their entirety as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 19, 2011 and continuing through January 18, 2026, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor *Annual Rent* as detailed below and it shall be paid monthly in arrears. Parking for 73 stalls is included in the above rate at no additional cost to the Government. Although Parking is included in the Rent the value shall be set at \$200.00 per month per space.

Rent Period	Shell Rent ¹	Operating Rent ²	Annual Rent
01/19/11-01/18/26	\$539,708.40	\$78,872.64	\$618,581.04

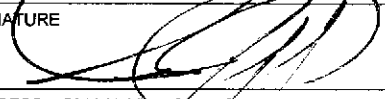
¹ Shell Rent includes \$3.57 per RSF for real estate taxes.

² Operating costs are base plus accumulated CPI.

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

LESSOR - COUGAR PALOUSE LLC

SIGNATURE 	NAME OF SIGNER Greg D. Jeffreys
ADDRESS 5312 N. Vista Court, Spokane, WA 99212-1639	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jon J. Jeffreys
ADDRESS	

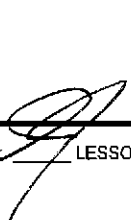

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER MICHAEL J. O'BRIEN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

The monthly rent is adjusted for the GSA commission credit of [REDACTED] less the incentive reduction of [REDACTED] equating to a reduced overall credit of [REDACTED] and is applied during the first month of rent 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>
01/19/11 – 02/18/11	\$51,548.42	\$44,975.70	[REDACTED]	[REDACTED]	[REDACTED]
02/19/11 – 03/18/11	\$51,548.42	\$44,975.70	[REDACTED]	[REDACTED]	[REDACTED]

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR  GOVT