

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07170	DATE June 21, 2010	PAGE 1 of 2
ADDRESS OF PREMISES 300 Fifth Avenue, Seattle, WA 98104			WA 1962

**THIS AGREEMENT**, made and entered into this date by and between YESLER INVESTMENT COMPANY, LLC

whose address is 1000 SECOND AVENUE, SUITE 1800  
SEATTLE, WA 98104-1046

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 the floors to be occupied by tenants, to identify the GSA Broker and to establish the commission amounts to be paid that Broker along with GSA commission credits to rent payments.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 1, 2010, by inserting additional language to paragraphs 1 and 3 of the Lease and adding paragraph 15 to the Lease as follows:

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

The following language is added to the existing paragraph 1 of the Lease to identify the square footage amounts to be built-out.

**Block A:** 83,388 ANSI/BOMA Rentable Area, yielding 72,512 ANSI/BOMA Office/Usable Area located on floors 8-12;

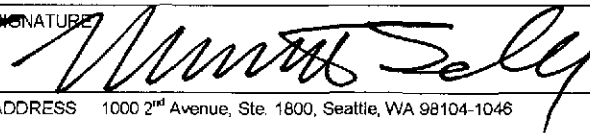
**Block B:** 25,698 ANSI/BOMA Rentable Area, yielding 22,710 ANSI/BOMA Office/Usable Area located on floors 4-5;

of office and related use space located at the Fifth and Yesler Building, 300 Fifth Avenue, Seattle, WA 98104, to be used for general office uses as determined by the Government.

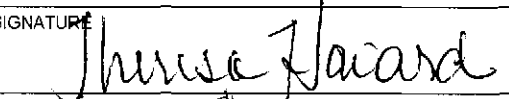
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**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR - YESLER INVESTMENT COMPANY, LLC**

SIGNATURE 	NAME OF SIGNER MARTIN SELIG
ADDRESS 1000 2nd Avenue, Ste. 1800, Seattle, WA 98104-1046	

**IN PRESENCE OF**

SIGNATURE 	NAME OF SIGNER THERESA HOWARD
ADDRESS 1000 2nd Ave #1800 Sea, 98104	

**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE CONTRACTING OFFICER

3. The following language is added to the existing paragraph 3 of the Lease to identify rental amounts:

Pursuant to Paragraph 3 of the Lease, *Amount of Annual Rent and Rate Per Month*, rent payable on *Block A*, 83,388 ANSI/BOMA Rentable Area and *Block B*, 25,698 ANSI/BOMA Rentable Area, is as follows:

**Block A (83,388 RSF)**

Shell (Taxes Included)	\$1,793,675.88
Operating Rent	\$ 606,230.76
Tenant Improvement	\$ 518,673.36
Total	\$2,918,580.00

**Block B (25,698 RSF)**

Shell (Taxes Included)	\$ 552,763.98
Operating Rent	\$ 186,824.46
Tenant Improvement	\$ 159,841.56
Total	\$ 899,430.00

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

Studley/LaBonde Land, Inc. (LaBonde) is hereby identified as the Government's NBC and 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. The monthly shell rent for Block A is \$149,472.99 and the monthly shell rent for Block B is \$46,063.67. The commission due LaBonde and the GSA commission credit is calculated as follows:

Block A: 83,388 RSF [REDACTED]  
Block B: 25,698 RSF [REDACTED]

GSA Credit Block A: \$625,410.00 [REDACTED]  
GSA Credit Block B: \$192,735.00 [REDACTED]

LaBonde Commission Block A: \$625,410.00 [REDACTED]  
LaBonde Commission Block B: \$192,735.00 [REDACTED]

The monthly shell rent shall be adjusted for the commission credit is as follows:

Block A: Reduced by [REDACTED] for each of the first two months and by [REDACTED] in the third month, after the six month free rent period pursuant to paragraph 3 of the Lease.  
Block B: Reduced by [REDACTED] for each of the first two months and by [REDACTED] in the third month, after the six month free rent period pursuant to paragraph 3 of the Lease.

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

INITIALS: ML LESSOR  
JA GOVT

INITIALS: ML & JA  
LESSOR GOVT