

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. GS-10B-07224	DATE 1/25/12	PAGE 1 of 4
ADDRESS OF PREMISES 5200 Industrial Place, 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
FERNDAL, 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 approve pricing for Tenant Improvements AND to correct the address of the leased premises.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 24, 2012 as follows:

I. Paragraph 1 of the SF-2 for this lease is removed and replaced with the following similarly numbered paragraph:

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





A total of 7,500 rentable square feet (RSF) of office and related space, which yields 7,500 ANSI/BOMA Office Area (ABOA) square feet of space at the 5200 Building, 5200 Industrial Place, Ferndale, WA 98248 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government, Lessor leases to the Government a total of twenty (20) surface parking spaces, consisting of fourteen (14) visitor and employee spaces and (6) secured spaces for Government vehicles. There is no additional value attributed to the parking spaces.

II. In separate correspondence dated October 6, 2011, the Government issued final Notice to Proceed in the amount of \$638,449.39 which included an amount (\$316,506.79) that exceeded the TI Allowance. On December 12, 2011, the Government executed SLA#3 which authorized Change Order 1 in the amount of \$19,415.87 and SLA#4 was issued for Change Orders 2 and 3 in the amount of \$2,880.75.

This SLA#5 is issued to approve Change Order 4 in the amount not to exceed \$2,830.73. This amount includes all materials, labor and overhead and the Lessor is to complete the work to the Government's satisfaction. The Change Order is hereby attached and made a part of the Lease as *Exhibit A (2 pages)*. The current total cost of Tenant Improvements is \$663,576.74.

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

LESSOR	
SIGNATURE: SYB HOLDING CO., INC. 	NAME OF SIGNER M-B Boulos
ADDRESS PO Box 189 Ferndale wa 98248	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER MICHAEL KEITH
ADDRESS 	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER



Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$341,634.14. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Or online at: www.finance.gsa.gov

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Terria Heinlein
PBS, 10PRA
400 15th Street SW
Auburn, WA 98001
terria.heinlein@gsa.gov

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #: PS0021596

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the Lease contract is made.

III. The Lessor hereby waives restoration as a result of all improvements.

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