

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 8	TO LEASE NO. GS-10B-07153	DATE 1/31/11	PAGE 1 of 2
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 correct and replace SLA#5, order and pay lump sum for tenant improvements over and above those authorized and approved under the Lease, and replace paragraph 10 of the Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 27, 2011, as follows:

- I. Pursuant to the attached Proposal from the Lessor, dated December 2, 2010, for Server Rack and Prox Card Reader system, an additional amount of \$18,458.14 is hereby approved.
- II. Therefore, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$18,458.14, upon receipt of an original invoice AND after completion, inspection, and acceptance of the space by the Contracting Officer.

Payment shall be made within 30 business days after receipt of an invoice.

The invoice should be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to michael.j.obrien@gsa.gov or sent to the addresses below:


Invoice Address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:
General Services Administration
c/o Michael J O'Brien
400 15th Street SW 10PTE
Auburn, WA 98001-65

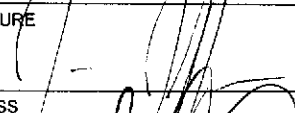
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR - COUGAR PALOUSE LLC

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

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Joni Jeffreys
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER

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 #: PS0019494

III. Paragraph 10 of the original Lease is hereby deleted and replaced as follows:

In accordance with the SFO paragraph 4.2, entitled *Tax Adjustment*, and pursuant to GSA Form 1217 Lessor's Annual Cost Statement, Base Real Estate Taxes shall be formally established after the property and improvements are fully assessed. During the interim, taxes are included in the shell lease rate at \$3.57 per rentable square foot per annum and the tax parcel numbers are 25203.9078; 25203.9076 and 25203.9080.

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

INITIALS:  LESSOR  GOV'T