

SUPPLEMENTAL LEASE AGREEMENT

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| SUPPLEMENTAL LEASE AGREEMENT NO. 2 | TO LEASE NO. GS-10B-07206 Bld. No. WA7998 | DATE Sep 15, 2011 | PAGE 1 of 2 |
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ADDRESS OF PREMISES

Pacific First Federal Building, 1126 Pacific Avenue, Tacoma, WA 98402-4304

THIS AGREEMENT, made and entered into this date by and between Cardinal Equities LLC *CEJH**260*
whose address is 206 S. Beverly Dr.
SUITE 201
Beverly Hills, CA 90212hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:**WHEREAS**, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance.**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 8, 2011, as follows:

- I. In separate correspondence dated April 4, 2011, the Government has issued a Notice to Proceed for Tenant Improvements (TI) in the amount of \$211,396.34, which is the Tenant Improvement Allowance specified in Supplemental Lease Agreement #1 (SLA #1).
- II. The total tenant improvement costs are \$269,554.10. Upon completion, inspection, acceptance of the space, and receipt of original invoice submitted after completion, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$58,157.76, for the overage. The bids for the overage have been reviewed and the costs have been determined to be fair and reasonable. This Supplemental Lease Agreement #2 (SLA #2) is issued to accept Lessor's total tenant improvement proposal in the amount of \$269,554.10 and provide notice to proceed..

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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

PETRA COHEN

ADDRESS

260 S. BEVERLY DR. # 201, BEVERLY HILLS, CA 90212

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

JENNAH CHAVEZ

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

TERRIA HEINLEIN

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.finance.gsa.gov. If you are unable to process the invoice electronically, you must mail the invoice to the following address:

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

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

General Services Administration
Attn: Terria Heinlein
400 15th Avenue SW
Auburn, WA 98001

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 # PS0020534

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

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

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

The balance of this document is intentionally left blank.

INITIALS: P Lessor JA Government