

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. BLDG NO.	GS-10B-07116 OR6727	DATE MAR 25 2011	PAGE 1 of 2
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ADDRESS OF PREMISES
17925 SE Division Street, Portland, OR 97236

THIS AGREEMENT, made and entered into this date by and between CURTIS INVESTMENTS LLC

whose address is 5010 OLD GREENWOOD STREET
FORT SMITH, AR 72903-6941

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 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 March 23, 2011, as follows:

- I. The Government has reviewed the Lessor's TI cost proposal and determined that the proposal is fair and reasonable. This SLA serves as the Lessor's Notice to Proceed for the construction of TIs in the amount of \$872,337.13. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work.
- II. The total cost for Tenant Improvements in the amount of \$872,337.13 exceeds the tenant improvement allowance of \$521,094.19, which is stated in the lease and amortized into the rental rate. The costs for TIs over the TI allowance in the amount of \$351,242.94 will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer.

The original invoice must be submitted electronically to www.finance.gsa.gov with a courtesy copy to the Contracting Officer at the GSA Finance Office at the following address:

Invoice Address:
General Services Administration
PBS Payment Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:
General Services Administration
Attn: C/O Lindsey Snow
400 15th Street SW 10PCS
Auburn, WA 98001

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

LESSOR

SIGNATURE <i>By:</i> [Redacted]	NAME OF SIGNER <i>Chris Curtis</i>
ADDRESS <i>5641 SMU Blvd., Suite 100, Dallas, TX 75206</i>	

IN PRESENCE OF

[Redacted]	NAME OF SIGNER <i>Rob Hopkins</i>
ADDRESS <i>5641 SMU Blvd., Suite 100, Dallas, TX 75206</i>	

UNITED STATES OF AMERICA

SIGNATURE [Redacted]	NAME OF SIGNER LINDSEY D. SNOW
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

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 # PS0019909

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

- III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (1 page).
- IV. Solicitation for Offers #9OR0084 (the Lease) sub paragraphs 1.3 (D) and 1.3 (E) relating to LEED-CI are hereby deleted.
- V. The Lessor hereby waives restoration as a result of all improvements.

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

INITIALS: LC LESSOR
 GOVT

INITIALS: CC & AS
LESSOR GOVT