

**U.S. GOVERNMENT  
 LEASE FOR REAL PROPERTY**

DATE OF LEASE: June 23, 2009

LEASE No. - LWA07006 Bldg. No. - WA7960

THIS LEASE, made and entered into this date between **Tarragon - Kent Station Phase IV, LLC**

whose address is: 1000 Second Avenue, Suite 3200  
 Seattle, WA 98104

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

- The Lessor hereby leases to the Government the following described premises:  
 14,205 rentable square feet (r.s.f.), yielding approximately 13,205 ANSI/BOMA Office Area square feet and related space located on the 4th Floor at the Kent Station 4 building, Ramsay Way, Kent, Washington, 98032, together with five (5) onsite parking space per 1,000 RSF for visitors/employees to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
- TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on May 1, 2010 (or on acceptance of space by the government as described in paragraph 20 of the general clauses titled ACCEPTANCE OF SPACE (SEPT 1999) ) through April 30 2025, subject to termination and renewal rights as may be hereinafter set forth.
- The Government shall pay the Lessor annual rent of \$431,263.80 at the rate of \$35,938.65 per month in arrears for years 1-10, and annual rent of \$451,292.85 at the rate of \$37,607.74 per month in arrears for years 11-15.

Annual Rent components, subject to escalation and adjustment for tenant improvement actuals, are as follows:

	Annual Rent (yrs 1-10)	Monthly Rent (yrs 1-10)	Annual Rent (yrs 10-15)	Monthly Rent (yrs 10-15)
Shell Rental Rate	\$331,118.55	\$27,593.21	\$433,678.65	\$36,139.89
TI Rental Rate	\$82,531.05	\$6,877.59	-- --	-- --
Operating Cost Rate	\$17,614.20	\$1,467.85	\$17,614.20	\$1,467.85
<b>Full Service Rent</b>	<b>\$431,263.80</b>	<b>\$35,938.65</b>	<b>\$451,292.85</b>	<b>\$37,607.74</b>

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

**Tarragon - Kent Station Phase IV, LLC**  
 1000 Second Avenue, Suite 3200  
 Seattle, WA 98104

- The Government may terminate this lease at any time after the tenth (10<sup>th</sup>) lease year by giving at least sixty (60) days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
- ~~This lease may be renewed at the option of the Government, for the following terms and at the following rental: Provided notice be given in writing to the Lessor at least one hundred eighty (180) days before the end of the original lease term or any renewal term, for one (1) option period of five (5) years at an annual shell rental rate of \$ per rentable square foot; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The 5 onsite parking space per 1,000 RSF for visitors/employees described in Paragraph 1 and parking spaces required by local code.
  - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's final construction drawings; provided that the Government shall make payments for lump sum items identified in Paragraph 3.3 of the attachment sheets in the amounts specified therein. Rent is subject to adjustment in accordance with Paragraph 1.10, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 6WA0635 and its attachments.
  - C. Adequate space for telecommunications antennae and transmission devises in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

7. The following are attached and made a part hereof:

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

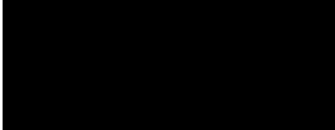
- a) The Solicitation For Offers Number 6WA0635 (pages 1-47) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) Special Requirements (Pages 1-100);
- c) GSA Form 3517 (pages 1-2);
- d) GSA Form 3518 (pages 1-7);
- e) Sheet no. 1-3 (3 pages) containing Paragraphs 9-23;
- f) As-built CAD drawings (Exhibit on disk);


8. The following changes were made in this lease prior to its execution:

Paragraph 5 of this SF2 has been deleted in its entirety. Paragraphs 9 through 23 have been added.

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

LESSOR: TARRAGON - KENT STATION IV, LLC

BY  \_\_\_\_\_  
 (Signature)

IN PRESENCE OF  \_\_\_\_\_  
 1000 2nd Ave, Suite 3200, Seattle, WA 98107  
 (Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION, Public Buildings Service:

BY  \_\_\_\_\_  
 CONTRACTING OFFICER, GSA

SHEET NUMBER 1 ATTACHED TO AND FORMING A PART OF LEASE NO. LWA07006

9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on the day the space is accepted by the Government as complete and ready for occupancy through the following fifteen (15) years term in accordance with the Paragraph entitled "Inspection of Premises" herein, subject to termination rights as may be hereinafter set forth.
10. The Lessor shall have 120 working days from the issuance of the Construction Notice to Proceed to complete the build-out of the entire space. All items specified in Lease Agreement and as delineated on the Government Approved Design Intent Drawings shall be provided by the Lessor.
11. **WAIVER OF RESTORATION:** The Lessor hereby waives and forever relinquishes any right to make a claim against the Government for waste, damages or restoration arising from or related to any alteration or removal of any alteration by the Government during the term of this lease or any extensions. Alterations may be completed by either the Government and/or the Lessor including initial buildout of the leased space and/or any subsequent modifications required during the lease period. At the Government's sole discretion, property remaining in leased space after termination of the lease contract will become the property of the Lessor.
12. The Premises are to be built out in accordance with the provisions hereinafter set forth in this lease. the actual amount of build-out will be determined by the Government approved layout. No deviation from this layout will be allowed except for those changes approved in writing by the General Services Administration Contracting Officer. Upon completion of the improvements to the Premises by the Lessor, and acceptance by the Government, the new annual rent, the Lease Commencement and Lease Expiration dates shall be established by Supplemental Lease Agreement (SLA).
13. **TAX ADJUSTMENT:** Pursuant to Paragraph 3.4, "Tax Adjustment (SEP 2000)," for purposes of tax escalation, the Government occupies 14,205/33,556 rentable square feet. Base year taxes are established at \$35,512.50 (\$2.50/rsf). Taxes shall be increased or decreased from the base pursuant to annual adjustment per Section 3.4 of the SFO. Tax Parcel number is identified as: 38309 80000.
14. **OPERATING COST:** Pursuant to Paragraph 3.6, "Operating Cost", the base rate for purposes of operating cost escalation is established at \$1.24 per rentable square foot per annum (\$17,614.20/annum), and shall be adjusted according to CPI as specifically described in paragraph 3.6 of the SFO.
15. **ADJUSTMENT FOR VACANT PREMISES:** Pursuant to Paragraph 3.12, "Adjustment for Vacant Premises", in the event of the Government vacating in whole or in part prior to lease expiration, the rental rate will be reduced by an agreed upon reduction of operating expenses per ANSI/BOMA square foot per annum for operating expenses. The Adjustment for Vacant Premises rate shall be escalated annually based upon Paragraph 3.6, "Operating Costs."
16. **OVERTIME USAGE:** Pursuant to Paragraph 7.3, "Overtime Usage", upon request by the GSA Field Office Manager, the Lessor shall provide heating, ventilation, and air-conditioning (HVAC) at any time beyond normal service hours (7:30 a.m. – 5:30 p.m., Monday through Friday, and except Federal Holidays ("Normal Hours"), at a rate of \$75 per hour. The Lessor will not charge the Government if Lessor otherwise provides these services to other building tenants during the Government's overtime hours. The Lessor must submit a proper invoice quarterly to GSA Building Manager or designee to receive payment.
17. **24 HOUR ROOMS:** The overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day as specified by the Lease. The charges for heating and cooling of these areas shall be provided at the rate of \$0.00 per hour after "Normal Hours".
18. **TENANT IMPROVEMENT ALLOWANCE:** The maximum Tenant Improvement Allowance has been established by Paragraph 1.10, "Tenant Improvements Included in Offer." The Tenant Improvement Allowance of \$42.93 shall be amortized over the ten (10) year firm term of the lease agreement at an interest rate (amortization rate) of 8.5% per year.
19. **BUDGET AND PRICE PROPOSALS/CONSTRUCTION SCHEDULE**
  - A. Budget and Price Proposals for Tenant Improvements
    - (1) The Lessor shall submit to the Government a tenant improvement budget proposal with the Government Approved Design Intent Drawings which shall meet the requirements of the Lease Agreement. The cost estimate must be submitted in Construction Specification Institute (CSI) Format.
    - (2) The price proposal referenced therein shall be a price proposal based on the Tenant Improvements and associated work shown on the Working Drawings/Construction Drawings. Lessor shall submit the price proposal together with the Working Drawings/Construction Drawings.
  - B. Failure to submit these budget and price proposals referenced above will constitute Lessor delay. In the event that either the budget proposal or price proposal exceeds the Tenant Improvement Allowance specified in the Lease, then the construction schedule shall be revised to afford the Government sufficient time to review and resolve the difference.
  - C. The construction schedule shall also include adequate time for additional review by the Government of revised design intent drawings and Working Drawings/Construction Drawings. All references to "working days" shall not include the period from December 15 through January 1 of any calendar year.

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Lessor Government

D. Lessor shall provide to the Government the final total costs of the completed Tenant Improvements in a format meeting the requirements of Paragraph 3.16.G, ten (10) working days prior to "Substantial Completion". Lessor acknowledges that the Government will not be responsible for the payment of any changes to the Tenant Improvements not approved in writing by the Contracting Officer in accordance with the terms of this Lease.

20. INSPECTION OF PREMISES:

- A. The Lessor shall notify the Government ten (10) days in advance of the anticipated substantial completion date as defined in Paragraph 1 of the GSA Form 3517. Within ten (10) business days after the date the Lessor notifies the Government that the space is "substantially complete," the Government shall inspect the Premises and appurtenances. Within five (5) business days after the inspection, the Government shall notify the Lessor of any deficiencies in the Premises and appurtenances and the Lessor shall thereafter diligently pursue remedying any defects. If any subsequent Government inspection is required to confirm conformance with the results of a prior inspection, any such subsequent inspection and notification of the results of such inspection shall be made in accordance with the foregoing procedure and the time frames.
- B. The period during which rent shall be deemed to have commenced for the Premises shall be the date that the entire space is accepted for occupancy by the Government (or the date accepted for occupancy, subject to completion of a written punchlist of items not materially affecting beneficial occupancy which are yet to be finished.) The space will not be considered acceptable for occupancy until the Government receives the final tenant improvement cost. Any items to be completed or corrected that have been identified at the acceptance of the space as a punchlist item and which do not affect beneficial occupancy shall be completed by the Lessor within 30 calendar days of acceptance.
- C. Neither the Government's acceptance of the Premises for occupancy or acceptance of related appurtenances, nor the Government's occupancy of the Premises, shall be construed as a waiver of any requirement or right of the Government under this lease, or as otherwise prejudicing the Government with respect to any such requirement or right, or as an acceptance of any latent defect or condition.

21. **UNAUTHORIZED IMPROVEMENTS:** All questions pertaining to this lease agreement shall be referred in writing to the General Service Administration Contracting Officer. This contract is between GSA and the **Tarragon, LLC**. GSA assumes no financial responsibility for any cost incurred by the Lessor except as provided by the term of the lease agreement or authorized in writing by the GSA Contracting Officer. **If Lessor delivers space with improvements not authorized or requested in writing by the GSA Contracting Officer, then Lessor shall not be entitled to compensation if the improvements remain in place after the Government's acceptance of the space.**

22. Wherever the words "Offeror", "Lessor" or "successful offeror" appear in this Lease, they shall be deemed to mean "Lessor"; wherever the words "solicitation", "Solicitation for Offers", or "SFO" appear in this Lease, they shall be deemed to mean "this Lease"; wherever the words "space offered for lease" appear in this Lease, they shall be deemed to mean "Premises".

23. **COMMISSION AND COMMISSION CREDIT:**

The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of years 1-5 and [redacted] of the firm term value of years 6-10 of this lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$27,593.21 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent

Second Month's Rental Payment \$27,593.21 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent

Third Month's Rental Payment \$27,593.21 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's Rent

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