

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07051	DATE July 2, 2010	PAGE 1 of 2
ADDRESS OF PREMISES 11411 NE 124 th Street, Kirkland, WA 98034-4314		BUILDING NO.: WA7971	

THIS AGREEMENT, made and entered into this date by and between G&I IV Kirkland, LLC

whose address is 220 EAST 42ND STREET, 27TH FLOOR,
NEW YORK, NY 10017-5819

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective June 2, 2010 as follows:

Supplemental Lease Agreement Number 2 has been prepared to establish beneficial occupancy and amend rent periods. Therefore, paragraphs 2, 3, 15 and 16 of the Lease are hereby deleted in their entirety and replaced below.

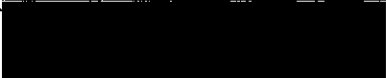

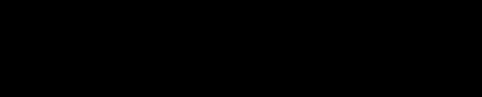
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 2, 2010 and continuing through June 1, 2020, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor Annual Rent of \$143,988.28 at the rate of \$11,999.02 per month in arrears for years 1 - 5 and 114,503.88 at the rate per month of \$9,541.99 in arrears for years 6 - 10. The rent includes parking at a rate of \$35.00 per month/per space for three (3) spaces, or an annual amount of \$1,260.00 for the initial term of ten (10) years **See paragraph 15 herein.**

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

G&I IV KIRKLAND, LLC
220 EAST 42ND STREET, 27TH FLOOR
NEW YORK, NY 10017-5806

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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 James E. Christian
ADDRESS 90 New Montgomery St. #401, S.F. CA. 94105	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Tammy Liang
ADDRESS 90 New Montgomery Street, Suite 401, San Francisco, CA 94105	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

15. Pursuant to paragraph 3 herein, *Annual Rent* and *Rate per Month*, payable on 2,924 ANSI/BOMA Rentable area is as follows:

<u>Rent Period¹</u>	<u>Shell Rent²</u>	<u>Operating Rent³</u>	<u>Amortized TIs⁴</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
06/02/10-06/01/15	\$92,544.60	\$19,444.60	\$31,999.08	\$143,988.28	\$11,999.02
06/02/15-06/01/20	\$90,848.68	\$23,655.16	\$00.00	\$114,503.88	\$9,541.99

¹ Rent for the period of 06/02/10 through 09/01/10 is adjusted pursuant to Section 16 below.

² Shell Rent at \$31.65 per Rentable SF for years 1-5; and \$31.07 per Rentable SF for years 6-10.

³ Operating Rent at \$6.65 per Rentable SF for years 1-5; and \$8.09 per Rentable SF for years 6-10; not subject to annual CPI adjustments.

⁴ Amortized TIs calculated at \$53.65 per USF @ 10% for 5 years.

16. Adjusted monthly rent payments (application of commission credit):

The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per Section 2.3 B. of the SFO. The monthly rent is \$11,999.02. The monthly shell rent is \$7,712.05. The commission credit is [REDACTED] and is calculated as follows:

Years 1-5 \$143,988.28 X 5 = [REDACTED]
GSA Credit: [REDACTED] X [REDACTED] = [REDACTED]
Studley, Inc./LaBonde Land, Inc. Commission: [REDACTED]

The monthly rent adjusted for the commission credit is as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
06/02/10 - 07/01/10	\$11,999.02	\$7,712.05	[REDACTED]	[REDACTED]	[REDACTED]
07/02/10 - 08/01/10	\$11,999.02	\$7,712.05	[REDACTED]	[REDACTED]	[REDACTED]
08/02/10 - 09/01/10	\$11,999.02	\$7,712.05	[REDACTED]	[REDACTED]	[REDACTED]
09/02/10 - 10/01/10	\$11,999.02	\$7,712.05	[REDACTED]	[REDACTED]	[REDACTED]

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

LESSOR

UNITED STATES OF AMERICA

BY


(Initial)

BY


(Initial)

INITIALS:

A