

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07060	DATE July 9, 2010	PAGE 1 of 2
ADDRESS OF PREMISES 112 Henry St., Olympia, WA 98506		WA 7974	

THIS AGREEMENT, made and entered into this date by and between **J 4 ASSOCIATES**

whose address is 2450 MOTTMAN RD SW
TUMWATER, WA 98512-6219

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

WHEREAS, the parties hereto desire to amend the above Lease dated July 23, 2009 to correct the Owner/Lessor name, Lessor name and mailing address ZIP code, and to order tenant improvements which exceed the tenant improvement allowance.

Therefore, reference to Owner and Lessor is hereby revised to **J 4 ASSOCIATES** throughout, paragraph 3 of Standard Form 2 *US Government Lease For Real Property* (Lease) is modified and Sections I, II, III and IV are added.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 4, 2010, as follows:

3. The name and address appearing in paragraph 3 of the Lease is hereby deleted in its entirety and replaced with the following:

J 4 Associates
P.O. Box 46
Olympia, WA 98507-0046

- i. In separate correspondence dated February 2, 2010 the Government issued a Limited Notice to Proceed in the amount of \$343,030.50, for the total Tenant Improvement Allowance. On March 5, 2010 the Government issued a Final Notice to Proceed in the amount of \$60,684.23 for the cost of Tenant improvements exceeding the Tenant Improvement Allowance. The amount of \$343,030.50 will be amortized over the firm term of the lease. The Government hereby orders the balance of \$60,684.23 to be paid via lump sum.
- ii. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$60,684.23. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Continued on Page 2

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

[Redacted]	NAME OF SIGNER S. Randall Johnson
	Tumwater WA, 98512-6219

[Redacted]	NAME OF SIGNER KAREN G JACKSON
	OLYMPIA, WA 98540-0411

UNITED STATES OF AMERICA

[Redacted]	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER
	GSA FORM 276 (REV. 8/2008)

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

General Services Administration
Attn: Teria Heinlein
PBS, 10PTE
400 15th Street SW
Auburn, WA 98001

A proper invoice must include the following:

Invoice date
Name of the Lessor as shown on the Lease, as amended
Lease contract number, building address, and a description, price, and quantity of the items delivered
#PS0017260

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

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.

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

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

INITIALS:

 TH
LESSOR

&

 JH
GOVT