

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07060	DATE July 27, 2010	PAGE 1 of 2
ADDRESS OF PREMISES 112 Henry St., Olympia, WA 98506			WA7974

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.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective July 1, 2010, as follows:

Supplemental Lease Agreement Number 2 has been prepared to establish beneficial occupancy and revise Rent Periods accordingly.


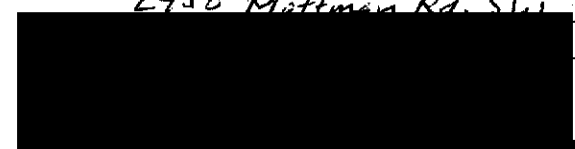

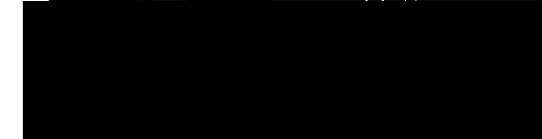
Therefore, paragraphs 2, 4, 16 and 17 of Standard Form 2 *US Government Lease For Real Property* are hereby deleted in their entirety and replaced with the following.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 1, 2010 and continuing through June 30, 2020, subject to termination and renewal rights as may be hereinafter set forth. The lease term is ten (10) years, five (5) years firm.

4. The Government may terminate this lease in whole or in part at any time on or after June 30, 2015 by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

	NAME OF SIGNER S. Randall Johnson
2450 Mottman Rd. SW Tumwater, WA 98512-6219	
	NAME OF SIGNER KAREN G JACKSON
	NAME OF SIGNER Terria Heinlein
	OFFICIAL TITLE OF SIGNER Contracting Officer

16. Pursuant to Paragraph 3 of the Lease, *Amount of Annual Rent and Rate per Month*, payable on 7,820 Rentable area is as follows:

<u>Rent Period¹</u>	<u>Annual Shell Rent</u>	<u>Operating Rent</u>	<u>Amortized TIs³</u>	<u>Annual Rent²</u>	<u>Monthly Rent</u>
07/01/10-06/30/15	\$147,267.00	\$23,069.00	\$83,465.03	\$253,801.03	\$21,150.09
07/01/15-06/30/20	\$159,215.20	\$23,069.00	\$0.00	\$182,284.20	\$15,190.35

¹ Rent for the period of 07/01/10 through 08/31/10 is adjusted pursuant to Paragraph 17 below

² Full Service Annual Rent includes all operating costs, taxes and TIs

³ Amortized TIs calculated at \$46.50 per USF @ 8% for 5 years

17. Adjusted monthly rent payments (Application of Commission Credit and Amortization of Tenant Improvements):

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 adjusted for the payment of amortized TIs and the commission credit is as follows:

Commission Calculation:

Years 1-5 [REDACTED]

GSA Credit: [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>
07/01/10 – 07/31/10	\$21,150.09	\$12,272.25	[REDACTED]	[REDACTED]	[REDACTED]
08/01/10 – 08/31/10	\$21,150.09	\$12,272.25	[REDACTED]	[REDACTED]	[REDACTED]
09/01/10 – 09/30/10	\$21,150.09	\$12,272.25	\$-0-	\$-0-	\$21,150.09

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

INITIALS: [Signature] & [Signature]
 LESSOR & GOVT