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GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL AGREEMENT NO. 1	2 19 to. 4/22/
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-10B-07077	BUILDING NO> WA7979
ADDRESS OF PREMISES	Cedar River Corporate Park – Building A 2200 Lind Avenue SW, Suite 100 Renton, WA 98057		
THIS AGREEMENT ma	de and entered into this date by and between	een TARRAGON – CEDA	R RIVER CORPORATE

whose address is 1000 SECOND AVENUE, SUITE 3200 SEATTLE, WA 98104

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 upon execution by the Government, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to_modify the lease to add 659 rentable square feet (RSF), yielding 653 ANSI/BOMA Office Area square feet (USF) of office, warehouse, and related space:

1. The lessor hereby leases to the Government an additional 659 RSF, yielding 653 USF of office and related space at Cedar River Corporate Park – Building A, 2200 Lind Avenue SW, Renton, WA 98057. During Years 1 – 5 of the lease term, the Government shall pay the Lessor annual rent of \$20,010.05 for the additional square footage. This includes annual rents of \$10,547.97 for shell rent, \$3,687.99 for operating costs, and \$5,774.09 for amortized TI.

During Years 6-10 of the lease term, the Government shall pay the Lessor annual rent of \$21,597.44 for the additional square footage. This includes annual rents of \$12,135.36 for shell rent, \$3,687.99 for operating costs, and \$5,774.09 for amortized TI. Lessor shall provide, as part of the rental consideration, facilities, services, utilities, maintenance, and tenant improvements.

Effective upon acceptance of the increased square footage, the total square footage for the lease shall be 17,681 RSF, yielding 17,534 USF, and the annual rent for Years 1-5 of the lease term shall be \$533,414.09. The annual rent for Years 6-10 of the lease term shall be \$576,003.98.

2. The Lessor shall furnish the additional 659 RSF of space to the Government within 75 working days of receiving of the Government-issued notice to proceed with tenant improvements. In accordance with paragraph 5.13, Construction Schedule and Acceptance of Tenant Improvements, the Lessor shall prepare and provide to the Government, construction documents detailing the Tenant Improvements to be made within the additional 659 RSF with the construction documents for the initial 17.022 RSF.

IN WITNESS WHEREOF the parties subscribed their names as of the above date.

ER CORPORATE PARK LLC

(Title)

1000 a dec., #.300, leak, waggiou

(Address)

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION

400 15th St. SW, AUBURN, WA 98001

(Official Title)

3.	The amount authorized for tenant improvements for the additional space shall not exceed \$36,411.28. Final Tenant Improvement (TI) amount shall be determined after receipt of Lessor's TI bids and shall be amortized into the lease at 10.00% for the remaining firm term of the lease at space acceptance.			
4.	Alterations will remain the property of the Lessor.			
5.	For purposes of the expansion space, The Lessor and the Broker have agreed to a cooperating lease commission of of years 1-5 of the firm term and of years 6-10 of the firm term value of this Supplemental Lease Agreement plus per rentable square foot. Real estate taxes and operating costs are excluded from the calculation of commission. The total amount of the commission is 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 percent of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit). The Commission Credit is the Lessor agrees to pay the commission less the Commission Credit to the broker in accordance with the "Broker Commission Credit" paragraph in the SFO attached to and forming a part of this lease.			
	Notwithstanding Paragraph 1 of this Supplemental Lease Agreement, 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.			
	Adjusted First Month's Rental Payment of \$24,872.86 minus one third of the expansion Commission Credit equals adjusted First Month's Rent.			
	Adjusted Second Month's Rental Payment of \$24,872.86 minus one third of the expansion Commission Credit equals adjusted Second Month's Rent.			
	Adjusted Third Month's Rental Payment of \$24,872.86 minus one third of the expansion Commission Credit equals adjusted Third Month's Rent.			
	All other terms and conditions of the lease shall remain in force and effect.			
Init	ials: A & M			
	Lessor Government			