

SUPPLEMENTAL LEASE AGREEMENT

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|---|--|----------------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO. 10 | TO LEASE NO. GS-10B-07112 BLDG NO. WA7988 | DATE 5/1/13 | PAGE 1 of 2 |
| ADDRESS OF PREMISES: Everett Business Park, Building X, 9930 Evergreen Way Everett, WA 98204 | | | |

THIS AGREEMENT, made and entered into this date by and between EBP BUILDING X, LLC
whose address is 9930 EVERGREEN WAY, STE X-100
EVERETT, WA 98204

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

WHEREAS, the parties hereto desire to amend the above Lease to retroactively increase the operating expenses.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 18, 2012, as follows:

Paragraph 3 and 10 are hereby replaced with the following:

3. The Government shall pay the Lessor annual rent of \$196,950.68 at the rate of \$16,412.56 per month in arrears for years 1 – 5, \$211,766.68 at the rate of \$17,647.22 per month arrears for years 6 – 10, and \$233,993.17 at the rate of \$19,499.43 per month arrears for years 11 – 15.

For months 1 through 6, the Government will pay the full service rent defined below. The free rent concession is no longer provided per SLA 9.

For months 7 through 10, monthly rent shall be reduced by the amount of commission credit agreed to in this lease, and shall be paid based upon the adjusted schedule stated in Paragraph 17 herein.

For months 11 through 60, rent shall be structured as follows:

| Rent Breakdown (10/18/2012 – 10/17/2017) | Annual Rent | Monthly Rent |
|--|--------------|--------------|
| Shell Rent | \$ 89,488.64 | \$ 7,457.39 |
| Operating Cost | \$69,757.81 | \$ 5,813.15 |
| Amortization of TI | \$ 37,704.23 | \$ 3,142.02 |
| Full Service Rent | \$196,950.68 | \$16,412.56 |

For months 61 through 120, rent shall be structured as follows:

| Rent Breakdown (10/18/2017 – 10/17/2022) | Annual Rent | Monthly Rent |
|--|--------------|--------------|
| Shell Rent | \$104,304.64 | \$ 8,692.05 |
| Operating Cost | \$ 69,757.81 | \$ 5,813.15 |
| Amortization of TI | \$ 37,704.23 | \$ 3,142.02 |
| Full Service Rent | \$211,766.68 | \$17,647.22 |

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

LESSOR – EBP BUILDING X, LLC

| | |
|-----------|-----------------|
| SIGNATURE | NAME OF SIGNER |
| | CHARLES MOLTSEN |

ADDRESS
9930 EVERGREEN WAY, SUITE X100, EVERETT WA 98121

IN PRESENCE OF

| | |
|-----------|----------------|
| SIGNATURE | NAME OF SIGNER |
| | Heidi O'Connor |

ADDRESS
9930 Evergreen Way Bldg X Everett WA 98204

UNITED STATES OF AMERICA

| | |
|-----------|--------------------------|
| SIGNATURE | NAME OF SIGNER |
| | TERRIA HEINLEIN |
| | OFFICIAL TITLE OF SIGNER |
| | CONTRACTING OFFICER |

(CONTINUED FROM PAGE 1 OF 2)

For months 121 through 180, rent shall be structured as follows:

| Rent Breakdown (10/18/2022 – 10/17/2027) | Annual Rent | Monthly Rent |
|--|--------------|--------------|
| Shell Rent | \$164,235.36 | \$13,686.28 |
| Operating Cost | \$ 69,757.81 | \$ 5,813.15 |
| Full Service Rent | \$233,993.17 | \$19,499.43 |

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

EBP BUILDING X LLC
9930 EVERGREEN WAY, STE X-100
EVERETT, WA 98204

10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$9.42/RSF (\$69,757.81/annum).

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

INITIALS: AM & JH
Lessor Gov't