

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 8	TO LEASE NO. GS-10B-07112 BLDG NO. WA7988	DATE 4/2/13	PAGE 1 of 1
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 approve and document a change order that will increase the total Tenant Improvements (TI) cost.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, **March 18, 2013** as follows:

- I. In separate correspondence dated January 26, 2012 the Government has issued a Notice to Proceed for Tenant Improvement in the amount of \$599,085.56. This total cost exceeded the Tenant Improvement Allowance of \$317,742.00, which is stated in the lease and amortized into the rent. Subsequently on February 28, 2012 the Government issued SLA 2 to approve additional architectural services in the amount of \$9,805.00 and on June 4, 2012, SLA 3 was issued to approve changes related to ^{(b)(6)} security in the amount of \$32,284.32 and on August 16, 2012, SLA 4 was issued to approve miscellaneous changes in the amount of \$13,232.31 and on October 3, 2012, SLA 5 was issued to approve conduit and plywood related change orders in the amount of \$1,786.73. On December 10, 2012, SLA 6 was issued to settle a Landlord claim. On October 18, 2012, SLA 7 was issued to document beneficial occupancy.
- II. This SLA 8 is issued to approve Change Orders #3, 12, 13, and 14 in the amount of \$7,625.75 that exceeds the Tenant Improvement Allowance (Exhibit A). Upon completion, inspection and acceptance of the work and upon receipt of original invoice, the Government shall reimburse the Lessor for the revised Tenant Improvement Overage in a lump sum payment in the amount of \$346,077.67.

The original invoice must be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to the Contracting Officer and the GSA Finance Office at the following addresses:

Invoice Address:

General Services Administration
PBS Payment Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:

U.S. General Services Administration
Attn: Terria Heinlein, LCO
400 15th Street SW
Auburn, WA 9801-6599

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0022734

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

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 MOHSEW
ADDRESS 9930 EVERGREEN WAY, SUITE X100, EVERETT WA 98204	
IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
	Heidi O'Connor
ADDRESS 9930 Evergreen Way, Suite X-100, Everett WA 98204	
UNITED STATES OF AMERICA	
SIGNATURE	NAME OF SIGNER
	TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER
	CONTRACTING OFFICER