

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT  
NO. 1

DATE  
1/11/11

**SUPPLEMENTAL LEASE AGREEMENT**

TO LEASE NO.  
LWA07139

ADDRESS OF PREMISES 6<sup>th</sup> Floor at 500 Pacific Avenue, Bremerton, WA 98337

THIS AGREEMENT, made and entered into this date by and between **BREMERTON CAPITAL GROUP, LLC C/O PETER COHEN**

Whose address is 260 S. BEVERLY DRIVE  
SUITE 201  
BEVERLY HILLS, CA 90212

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) 1 is to update the address, increase the square footage, add DID attachment language by deleting paragraphs 1, 3, 7, & 15 of the lease and substituting, in lieu thereof, the following.

"1. The Lessor hereby leases to the Government the following described premises:

A total of 7,685 rentable square feet (RSF) of office and related space, which yields 6,986 ANSI/BOMA Office Area square feet (USF) of space on the 6<sup>th</sup> Floor at 500 Pacific Avenue, Bremerton, WA 98337, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are fifteen (15) parking spaces for exclusive use of Government employees and patrons."

"3. The Government shall pay the Lessor annual rent of \$165,381.20 at the rate of \$13,781.77 per month in arrears for years 1-5 and \$107,436.30 at the rate of \$8,953.03 per month in arrears for years 6-10.

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

BREMERTON CAPITAL GROUP, LLC  
C/O PETER COHEN  
260 S. BEVERLY DRIVE, SUITE 201  
BEVERLY HILLS, CA 90212

Continued on Page 2

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

[Redacted signature area]

C/O PETER COHEN

MANAGER  
(Title)  
260 S. BEVERLY DRIVE, SUITE 201  
BEVERLY HILLS, CA 90212

(Address)

UNITED STATES OF AMERICA  
BY [Redacted signature]

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION

(Signature)

(Official Title)

