GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

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SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

NO. 1

ADDRESS OF PREMISES

6th Floor at 500 Pacific Avenue, Bremerton, WA 98337

THIS AGREEMENT, made and entered into this date by and between COHEN

BREMERTON CAPITAL GROUP, LLC C/O PETER

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 <u>upon execution by the Government</u>, 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 6th 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

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

IC C/O PETER COHEN

MANNETL

260 S. BEVELLY DEIVE, SUITE 201

BEVELLY HILLS, CA 90212

(Address)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

BY

(Official Title)

"7	The following are attached and made a part hereof: A. Attachment A: DID (page 1)
	"15. The Lessor and the Broker have agreed to a cooperating lease commission of the value of the lease for the initial five year firm term (years 1 – 5). 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 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 and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.
	Notwithstanding Paragraph 3 of this Standard Form 2, 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:
	First Month's Rental Payment \$13,781.77 minus prorated Commission Credit of adjusted First Month's Rent
	Second Month's Rental Payment \$13,781.77minus prorated Commission Credit of equals

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

adjusted Third Month's Rent."

Third Month's Rental Payment \$13,781.77 minus prorated Commission Credit of

INITIALS: & JA GOVT

equals