

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-10B-07147 BLDG NO. WA8000	DATE OCT 14 2011	PAGE 1 of 2
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ADDRESS OF PREMISES: 840 Ocean Beach Hwy, Longview, WA 98632-4084

THIS AGREEMENT, made and entered into this date by and between **Tandem Properties, LLC**

whose address is: Tandem Properties, LLC
5311 W Burnside Rd
Portland, OR 97210-1090

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 order Tenant Improvements (TI's) which exceed the Tenant Improvement Allowance (TIA), and specify the number of days allowed for construction.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, September 27, 2011 as follows:

Paragraph 18 is hereby added to the lease:

18. Notice to Proceed for TI costs over the Tenant Improvement Allowance and Lump Sum Payment

A. The Government has reviewed the Lessor's TI cost proposal and determined that the proposal is fair and reasonable. This SLA serves as the Lessor's Notice to Proceed for the construction of TIs in the amount of \$460,098.90. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work.

The total cost for Tenant Improvements in the amount of \$460,098.90 exceeds the TIA of \$206,286.75, which is stated in the Lease and amortized into the rental rate. The costs for TIs over the TIA in the amount of \$253,812.15 will be paid via lump sum, \$224,891.55 for TIs and \$28,920.60 for Security TIs, upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer.

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

LESSOR

	NAME OF SIGNER Robert E. Smith
	ADDRESS 5311 W Burnside Rd Portland OR 97210

IN PRESENCE OF

	NAME OF SIGNER Johanna Gaglio
Rd Portland OR 97210	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER LINDSEY D. SNOW
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

(CONTINUED FROM PAGE 1 OF 2)

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:

General Services Administration
Attn: C/O Hilda Gonzalez
400 15th Street SW 10PCS
Auburn, WA 98001

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 # PS0021575

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

- B. The Government-approved design intent drawings which formed the basis for the TI costs are hereby incorporated into the lease as Exhibit A (1 page).
- C. SFO Paragraph 5.11 F is hereby amended to allow 75 calendar days for the construction of TIs, rather than 90 working days as previously stated. The rest of the paragraph remains in full force and effect.

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

INITIALS:  & 
Lessor Gov't