

SUPPLEMENTAL LEASE AGREEMENT

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|---|------------------------------|---------------------------|----------------|
| LEASE AMENDMENT NO. 5 | TO LEASE NO. GS-10B-07147 | DATE 12/7/11 | PAGE 1 of 2 |
| ADDRESS OF PREMISES 840 Ocean Beach Hwy, Longview, WA 98632-4084 | | BUILDING NUMBER WA8000 | |

THIS AGREEMENT, made and entered into this date by and between TANDEM PROPERTIES, LLC

whose address is 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 approve change orders for tenant improvements (TI's), approve an additional lump sum payment for TI's above the tenant improvement allowance (TIA), and correct the PS number for change order 1.

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

[CONTINUED ON PAGE 2]

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

LESSOR - Tandem Properties, LLC

| | |
|---------------|----------------------------------|
| SIGNATURE | NAME OF SIGNER ROBERT E SMITH |
|---------------|----------------------------------|

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|-------------------------------|--------------------|
| ADDRESS 5311 W Burnside Rd | PORTLAND, OR 97210 |
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IN PRESENCE OF

| | |
|---------------|------------------------------------|
| SIGNATURE | NAME OF SIGNER VALARIE J. SMITH |
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|-------------------------------|--------------------|
| ADDRESS 5311 W Burnside Rd | PORTLAND, OR 97210 |
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UNITED STATES OF AMERICA

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

Paragraph 19 is hereby deleted and replaced with the following:

19. TI COSTS OVER THE TENANT IMPROVEMENT ALLOWANCE & LUMP SUM PAYMENT

The following change order costs have been reviewed and approved by the Government as fair and reasonable. The costs indicated below include all costs for labor, materials, fees, overhead, profit and any other costs required to complete this work. This lease amendment serves as the Notice to Proceed with change order 2 as documented in the attached Exhibit A.

| TI Change Orders with NTP Issued by Lease Amendment due to costs exceeding the TIA | |
|--|---|
| Change Order #1 | Add 2inch conduit (SLA 3) |
| | TOTAL CHANGE ORDER COSTS (SLA 3) |
| Change Order #2 | RF5A-RF15I Electrical Changes |
| | RFI 6a,b,e Data Changes |
| | Electrical and Data Disconnect |
| | TOTAL CHANGE ORDER COSTS (SLA 5) |
| | \$2,302.47 |
| | TOTAL CHANGE ORDERS TO DATE: |

A Notice to Proceed previously issued for Tenant Improvements dated September 27, 2011 approved a total TI cost of: \$460,098.90. SLA 3 provided a Notice to proceed for change order 1 in the amount of [REDACTED]. SLA 5 provides a notice to proceed for change order 2 in the amount of \$2,302.47.

With the addition of Change Order 1 and 2, outlined above, the new total TI cost is: \$466,110.37, which exceeds the TIA of \$206,286.75. The remaining costs for TI's over the TIA in the amount of \$259,823.62 will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer. The invoice for Change Order 1 and 2 must reference the PS number below.

The original invoice must be submitted electronically to (www.finance.gsa.gov) and to the Contracting Officer at terria.heinlein@gsa.gov or directly to the GSA Finance Office and the Contracting Officer at the following address:

Original Documents

GSA Greater Southwest Finance Center
Attn: PBS Payments Branch (BCFA)
P.O. Box 17181
For Worth, TX 76102

Copies

General Services Administration
Attn: Hilda Gonzalez
c/o Terria Heinlein
400 15th Street SW, 10PCS
Auburn, WA 98001 - 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 PS# 0022179

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

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

INITIALS:

 & 
LESSOR GOVT