

**SUPPLEMENTAL LEASE AGREEMENT**

LEASE AMENDMENT NO. 02	TO LEASE NO. GS-10B-007156	DATE 9/18/2011	PAGE 1 of 2
ADDRESS OF PREMISES 18000 INTERNATIONAL BLDG, SEATAC, WA 98188-4253 (SECOND FLOOR, SOUTH TOWER)			BLDG. NO. WA7994ZZ

THIS AGREEMENT, made and entered into this date by and between: SEATAC VENTURE 2010, LLC

whose address is 810 NW Marshall Street Suite 300  
Portland, OR 97209

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter 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 **November 18, 2010**, as follows:

Supplemental Lease Agreement Number 02 has been prepared to memorialize the change in ownership through the Lease Assumption Agreement. Therefore, Paragraph 3 is deleted in its entirety and replaced with the same numbered paragraph in lieu thereof; and the following additions to Paragraph 7 are hereby added to the lease.

Paragraph 3. The Government shall pay the Lessor annual rent of \$494,974.49 at the rate of \$41,247.87 per month in arrears for year 1, and stepped per the table below: Rent for a lesser period shall be prorated.

Rent Period	Shell Rent	Operating Rent		Amortized TI	Annual Rent
Year 1	\$218,564.13	\$119,882.79		\$156,527.57	\$494,974.49
Year 2	\$232,249.38	\$119,882.79	Plus CPI	\$156,527.57	\$508,659.74
Year 3	\$245,934.63	\$119,882.79	Plus CPI	\$156,527.57	\$522,344.99
Year 4	\$259,619.88	\$119,882.79	Plus CPI	\$156,527.57	\$536,030.24
Year 5	\$273,305.13	\$119,882.79	Plus CPI	\$156,527.57	\$549,715.49
Year 6	\$370,596.57	\$119,882.79	Plus CPI	\$0.00	\$490,479.36
Year 7	\$384,281.82	\$119,882.79	Plus CPI	\$0.00	\$504,164.61
Year 8	\$397,967.07	\$119,882.79	Plus CPI	\$0.00	\$517,849.86
Year 9	\$411,652.32	\$119,882.79	Plus CPI	\$0.00	\$531,535.11
Year 10	\$425,337.57	\$119,882.79	Plus CPI	\$0.00	\$545,220.36

	<b>LESSOR</b>
	NAME OF SIGNER: Trond Ingvaldsen Senior Vice President
Suite 300 Portland, OR 97209	

	<b>IN PRESENCE OF</b>
	NAME OF SIGNER Jessica N. Thorp

	<b>UNITED STATES OF AMERICA</b>
	NAME OF SIGNER ANDREW J. MOHL
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer CONTRACTING OFFICER

- 1) Months 1 through 4, free rent.
- 2) The shell rent amount includes the base year tax as shown in paragraph 9 of the SLA.
- 3) Operating rent base shall be adjusted per paragraph 10.
- 4) See Paragraph 8 of this SLA.
- 5) The annual rent owed for the first year of the lease will be adjusted per paragraph 14 and after the 4 months of free rent.

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

Sea Tac Venture 2010 LLC

Dept LA 22925

Pasadena, CA 98115-2925

INITIALS: AE & ASM  
LESSOR GOV'T