

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 06

TO LEASE NO. **GS-10B-07156** BLDG NO. **WA7994ZZ**

ADDRESS OF PREMISES

Seatac Office Center, 18000 International Blvd, Seatac, WA 98188-4253

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 97209-3726

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 authorize firm fixed price change orders to the original scope of work, paid via lump sum.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective August 27, 2012, as follows:

On April 2, 2012, via SLA #04 the Government issued a Notice to Proceed (NTP) for construction of TIs on the 2nd floor at Seatac Office Center, 18000 International Blvd, Seatac, WA 98188. This NTP was issued in the total amount of \$8,168.21. Additionally, change order #01 was submitted via SLA #05 which ordered tenant improvements for the amount of \$2,033.07.

Therefore, this Lease Amendment No. #06 orders tenant improvements for change order #02 in the amount of \$6,023.75. This amount shall be paid to the Lessor via a one-time lump sum payment. This payment shall occur upon completion, inspection, and acceptance of the work by the Government and receipt of a complete invoice for this work, as described below. Total cost for this project is now calculated as not to exceed \$16,225.03.

Details of the cost proposals, statement of work and pricing information are attached as Exhibit A, Pages 1-7. The Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets, and schedules.

The Lessor *must* submit invoice documents electronically at www.finance.gsa.gov and inform the Lease Administration Manager of the submittal at name.lastname@gsa.gov. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it. If the Lessor cannot submit documents electronically, hard copies must be sent to:

Cont. on Page 2

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

FOR THE

Signature: _____

Name: _____

Title: _____

Entity Name: _____

Date: _____

Trond Ingvaldsen
Senior Vice President

SEATAC VENTURE 2010, LLC

9/17/2012

FOR THE

Signature: _____

Name: _____

Title: Lease Contracting Officer

Entity Name: GSA, Public Building Service

Date: _____

ANDREW J. MOHL
CONTRACTING OFFICER

OCT 2 2012

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____

Asset Management Administrator

9/17/12

Continued from page 1

Original Documents

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

Copies

GSA Greater Puget Sound Service Ctr.
Attn: Jonothan Fehling
400 15th Street SW
Auburn, WA 98001

Warranty: The Lessor shall warranty the tenant improvements outlined in SLA's #4, #5, and #6 to Lease GS-10B-07156 for one year and shall maintain the tenant improvements in accordance with the Lease.

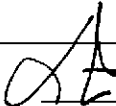
Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Supplemental Lease Agreement. At the Lessor's expense, the Lessor shall restore to original condition anything damaged by the work performed.

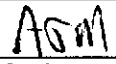
Site Conditions: The Lessor shall maintain worksite conditions in accordance with OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area.

Acceptance: The Lessor shall request a final inspection upon project completion. Upon receipt of the request, an appointed GSA Contracting Officer Representative shall inspect the worksite within 14 calendar days and shall inform the Lessor of acceptance of the tenant improvements or actions required to gain acceptance. The Lessor shall furnish contractor and inspection reports, as-built drawings, permits, and all other applicable deliverables upon written notice of the Government's acceptance of the tenant improvements.

Payment: The total cost for tenant improvements is outlined above. Upon completion, inspection, and acceptance of the tenant improvements, the Government shall reimburse the Lessor for the total cost listed above. Reimbursement shall occur within 30 days of the Government's receipt of the Lessor's itemized invoice. The invoice must include:

- Lease number: **GS-10B-07156**
- Building address: **Seatac Office Center, 2nd Floor, 18000 International Blvd., Seatac, WA 98188**
- Payment reference number: **PS0019404**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided


Lessor


Gov't