

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07160 BLDG NO. WA7995	DATE 12/7/11	PAGE 1 of 2
ADDRESS OF PREMISES:	400 E. Mill Plain Blvd. Vancouver, WA 98660-3244		

THIS AGREEMENT, made and entered into this date by and between LESSOR, 400 MILL PLAIN CENTER, LLC

whose address is 400 EAST MILL PLAIN BVLD., SUITE 500
VANCOUVER, WA 98660-3244

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 30, 2011 as follows:

Paragraph 24 is hereby added to the lease:

24. 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 \$302,057.64. 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 \$302,057.64 exceeds the TIA of \$151,791.88, which is stated in the Lease and amortized into the rental rate. The costs for TIs over the TIA in the amount of \$150,265.76 will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice.

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

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

LESSOR - 400 MILL PLAIN CENTER, LLC

NAME OF SIGNER

CRAIG E. ANGEL

ADDRESS 400 MILL PLAIN BLVD #500 VANCOUVER, WA 98660

IN PRESENCE OF

NAME OF SIGNER

Kristy Hicks

VANCOUVER WA 98660
UNITED STATES OF AMERICA

NAME OF SIGNER

MICHAEL J. O'BRIEN
CONTRACTING OFFICER

OFFICIAL TITLE OF SIGNER

(CONTINUED FROM PAGE 1 OF 2)

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 # PS0021688

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 TICS Table and floorplan which formed the basis for the TI costs are hereby incorporated into the lease as Exhibit A (2 pages).
- C. SFO Paragraph 5.11 F is hereby amended to allow 60 calendar days for the construction of TIs. The rest of the paragraph remains in full force and effect.

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

INITIALS: LS & WFO
Lessor Gov't