

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07160 BLDG NO. WA7995	DATE 11/30/11	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 BLVD., 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 approve change orders for tenant improvements (TI's) and approve an additional lump sum payment for TI's which exceed the tenant improvement allowance (TIA).

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

[CONTINUED ON PAGE 2]

their names as of the date first above written.

400 MILL PLAIN CENTER, LLC

NAME OF SIGNER

Albert Angelo III

Vancouver, WA 98660

IN PRESENCE OF

NAME OF SIGNER

Rana Perce

400 East Mill Plain Blvd., Suite 500 Vancouver, WA 98660

UNITED STATES OF AMERICA

NAME OF SIGNER

TERRIA HEINLEIN

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

(CONTINUED FROM PAGE 2 OF 2)

Paragraph 25 is hereby added to the lease:

25. TI COSTS OVER THE TENANT IMPROVEMENT ALLOWANCE AND 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 1 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	Provide 2" EMT raceway for Comcast service
TOTAL CHANGE ORDER COSTS (Amendment 1):	

A Notice to Proceed previously issued for Tenant Improvements dated September 30, 2011 approved a total TI cost of [REDACTED]

With the addition of Change Order 1, outlined above, the new total TI cost is: \$303,829.87, which exceeds the TIA of \$151,791.88. The remaining costs for TI's over the TIA in the amount of \$152,037.99 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 must reference the PS number below.

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

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
400 15th Street SW, 10PRAB
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 PS0021688

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 shall remain in full force and effect.

INITIALS: AA & JH
Lessor Gov't