

- COPY -

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-10B-07187	DATE 7/17/11	PAGE 1 of 2
ADDRESS OF PREMISES 22215 26 Avenue SE Bothell, WA 98011-4425		Building # WA8021	

THIS AGREEMENT, made and entered into this date by and between Arden Realty Limited Partnership

Whose address is: 11601 WILSHIRE BOULEVARD, 4TH FLOOR
LOS ANGELES, CALIFORNIA 90025-0509

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 establish Beneficial Occupancy for leased space of 30,470 RSF/27,635 ABOA SF and to establish rental rates as outlined below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **August 23, 2011**, as follows:

The purpose of this Supplemental Lease Agreement (SLA) #4 is to reflect the completion of Tenant Improvements, to document Beneficial Occupancy of leased space, and to establish rental rates.

Therefore, Paragraphs 2 and 3 are deleted in their entirety and replaced with the same numbered paragraphs below:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2010 and continuing through August 22, 2021, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent for the entire leased space, consisting of 30,470 RSF/27,635 ABOA, according to the schedule below:

	Annual (8/23/11-8/22/16)	Monthly (8/23/11-8/22/16)	Annual (8/23/16-8/22/21)	Monthly (8/23/16-8/22/21)
Shell Rental Rate	\$390,016.00*	\$32,501.33	\$536,576.70	\$44,714.72
Operating Cost Rate	\$148,693.60	\$12,391.13	\$148,693.60	\$12,391.13
Tenant Improvements	\$147,298.80	\$12,274.90	\$147,298.80	\$12,274.90
Real Estate Taxes	\$45,705.00	\$3,808.75	\$45,705.00	\$3,808.75
Full Service Rent	\$731,713.40	\$60,976.11	\$878,274.10	\$73,189.50

*The Government will pay the operating cost rate only on the 3,500 USF of temporary space until beneficial occupancy of entire space (8/23/11). After beneficial occupancy has been established, the Government shall be provided with six (6) months of free shell rent. This will result in shell rent for year 1 of \$195,008.00.

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

LESSOR

[Redacted Address]	11601 WILSHIRE BLVD. FOURTH FLOOR LOS ANGELES, CA 90025	NAME OF SIGNER Joaquin de Monet President & CEO
	[Redacted Signature]	

IN PRESENCE OF

[Redacted Name]	NAME OF SIGNER Lee DeBlerson
	[Redacted Signature]

UNITED STATES OF AMERICA

[Redacted Name]	NAME OF SIGNER MICHAEL J. O'BRIEN CONTRACTING OFFICER
	OFFICIAL TITLE OF SIGNER

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

**ARDEN REALTY LIMITED PARTNERSHIP
11601 WILSHIRE BOULEVARD, 4TH FLOOR
LOS ANGELES, CALIFORNIA, 90025-0509**

All other terms and conditions of the Lease shall remain in force and effect unless otherwise amended.

INITIALS:  LESSOR
GOVT