

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 7

TO LEASE NO. **GS-10B-07187**
PDN NO. **PS0026628**

BLDG NO. **WA8021ZZ**

ADDRESS OF PREMISES

Canyon Park East, Bldg D, 22215 26th Avenue SE, Bothell, WA 98011-4425

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 order Lump Sum Alterations (as more particularly described in Exhibit A).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 07/1/2013, as follows:

Lease Amendment (LA) Number 7 is issued to incorporate the alterations of the suite entry door, ladies facilities, and to relocate a card reader. Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, Pages 1-8. The Lessor or its contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations more particularly described in Exhibit A, based on the mutually approved plans and budgets attached as Exhibit A, and a mutually approved schedule as referenced below.

Warranty: The Lessor shall warrant the tenant improvements completed pursuant to this Lease Amendment Number 7 for one year and shall maintain such tenant improvements in accordance with Standard Form 2 GS-10B-07187 with Lease Amendments 1 through 6, and GSA Form 3517 General Clauses.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment. At the Lessor's expense, Lessor shall repair any damage to the Government's property caused by the work performed hereunder.

Site Conditions: The Lessor shall maintain worksite conditions in accordance with Lease Amendment Number 7 and standard OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area. Government shall cause such individuals to comply with the reasonable requests of Lessor and its contractor(s) in connection with such work.

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.

Cont. on Page 2

IN WITNESS WHEREOF, the parties subscribed their names as of the be

FOR THE LESSOR:

Arden R

Signature: _____

Name: _____

Title: _____

Date: _____

Chief Operating Officer

7-30-13

FOR THE

Signature: _____

Name: _____

Title: Lease Contracting Officer

Entity Name: GSA, Public Buildings Service

Date: _____

AUG 1 2013

MOHL

CONTRACTING OFFICER

WITNESSE

Signature: _____

Name: _____

Rem L. Watson

Title: _____

Date: _____

Continued from page 1

Payment: The total cost for tenant improvements is \$19,225.90. 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-07187**
- Building address: **Canyon Park East, Bldg D, 22215 26th Avenue SE, Bothell, WA 98011-4425**
- Payment reference number: **PS0026628**
- Lessor name and address as shown on the Lease
- Itemization of the products or services provided

The Lessor *must* submit invoice documents electronically at www.finance.gsa.gov and inform the Lease Administration Manager of the submittal at jonothan.fehling@gsa.gov. If the Lessor cannot submit documents electronically, hard copies must be sent to:

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 K Fehling
400 15th Street SW
Auburn, WA 98001

Notice to Proceed: Upon execution by the Government, this Lease Amendment serves as a Notice to Proceed (NTP). Subject to delays caused or requested by the Government, the Lessor shall complete the alterations within 45 calendar days of receiving the notice to proceed from the Government. The Lessor shall confirm receipt, in writing, of the NTP.

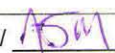
Schedule: The Lessor shall provide a schedule within 15 calendar days from receipt of the executed Lease Amendment. The schedule shall provide delivery details for equipment and materials with lead times that extend beyond seven calendar days.

Change Orders: The Lessor shall only act upon change orders approved by a GSA Contracting Officer and shall seek guidance from a GSA Contracting Officer in the event of any schedule, quality, or scope change.

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



Lessor



Gov't.