

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07198	DATE October 28, 2010	PAGE 1 of 2
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ADDRESS OF PREMISES Columbia Center, 701 5 th Avenue, Suite 2900, Seattle, WA 98104-7089	BUILDING NUMBER WA7594
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THIS AGREEMENT, made and entered into this date by and between COLUMBIA CENTER PROPERTY, LLC

whose address is C/O BEACON CAPITAL PARTNERS
200 STATE STREET, 5TH FLOOR
BOSTON, MA 02109

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 which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 27, 2010, as follows:

Supplemental Lease Agreement (SLA) No. 1 is issued to install copper riser cable, copper tie cables and extending the d-marc of dialtone services in support of the TSRP project and all associated labor and material. Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, Pages 3-6. 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.

Upon execution by the Government, this Supplemental Lease Agreement serves as a Notice to Proceed for the total costs of alterations **\$10,925.44** The Lessor shall complete the alterations within 10 working days of receiving the notice to proceed from the Government. The Lessor shall only act upon change orders issued by the GSA Contracting Officer. The Lessor shall seek guidance from the GSA Contracting Officer in the event of any conflict in completing the work requested as agreed upon.

Upon completion, inspection, and acceptance of the tenant improvements by the GSA Contracting Officer, the Government will reimburse the Lessor for the total cost listed above. Reimbursement for all items will occur within 30 days of the Government's receipt of the Lessor's itemized invoice(s). The Lessor must submit invoices electronically to www.finance.gsa.gov and to the Lease Administration Manager at amy.waldrip@gsa.gov The invoice(s) must include:

The invoice(s) must include:


- Lease number: **GS-10B-07198**
- Invoice Date
- Payment reference number: **PS0018836**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

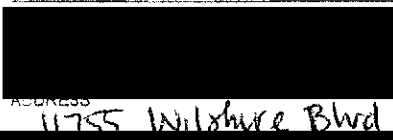
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.


LESSOR

	NAME OF SIGNER Jeremy B Fletcher
	ADDRESS # 1770 Los Angeles CA 90025

IN PRESENCE OF

	NAME OF SIGNER Yvonne Apodaca
	ADDRESS 11755 Wilshire Blvd #1770 Los Angeles CA 90025

UNITED STATES OF AMERICA

	NAME OF SIGNER Amy L. Waldrip
	OFFICIAL TITLE OF SIGNER Contracting Officer

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

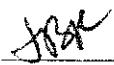
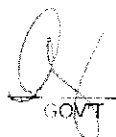
Copies

GSA Downtown Seattle Field Office
Attn: Amy L. Waldrip
915 Second Avenue, Room 566
Seattle, WA 98174

The Lessor hereby waives restoration as a result of these improvements.

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

INITIALS:


LESSOR & 
GOVT