

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-10B-07198	DATE 9/13/12	PAGE 1 of 3
ADDRESS OF PREMISES Columbia Center, 701 Fifth Avenue, Seattle, WA 98104			BUILDING NUMBER WA7594ZZ

THIS AGREEMENT, made and entered into this date by and between COLUMBIA CENTER PROPERTY, LLC

whose address is 200 STATE STREET, SUITE 500
BOSTON, MA 02109-2805

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 add forty (40) unreserved parking spaces to the lease at a rate of \$333.37 per space per month, as of August 1, 2012. The Lessor and Government have reached a settlement for any and all outstanding charges and costs through and up to July 31, 2012 related to use and occupancy of forty-six (46) parking spaces located at Columbia Center which have not been previously paid for under the lease. The Government further agrees to a one time lump sum payment of \$383,385.50 for all its costs, direct and indirect, related to this matter, and upon receipt of the lump sum payment of \$383,385.50, Lessor releases the Government from any and all claims, known or unknown, related to this matter through and up to July 31, 2012. The total number of parking spaces associated with this lease is now forty-eight (48) (eight (8) of which are included in the base rent). Therefore, Paragraphs 1 and 3 are deleted in their entirety and replaced with the same numbered paragraphs in lieu thereof.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 1, 2012 as follows:

Paragraph 1. The Lessor hereby leases to the Government the following described premises:

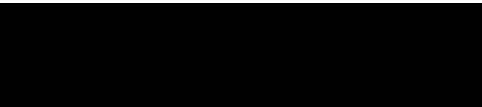
A total of 104,841 ANSI/BOMA Rentable square feet (RSF) of office and related space, which yields 92,444 ANSI/BOMA Usable square feet (USF) of space and forty-eight (48) structured parking spaces at 701 5th Avenue, Seattle, WA to be used for such purposes as determined by the General Services Administration that are consistent with uses currently located in the building or those which are consistent with uses found in other first class office buildings in downtown Seattle. Included in the rent at no additional cost to the Government are eight (8) of the 48 parking spaces for the use of Government employees. Parking is \$333.00/space/month.


Paragraph 3. The Government shall pay the Lessor annual rent as described below and it shall be paid monthly in arrears. The cost of the 8 additional parking spaces is included in the Shell Rent rate at no additional cost to the Government.

Paragraph 3 is continued on Page 2.

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

LESSOR

	NAME OF SIGNER McCabe Kelly
One Sansome St, Suite 710, San Francisco, CA 94104	
IN PRESENCE OF	

	NAME OF SIGNER Catherine Gessert
1 Sansome St, Suite 710, San Francisco, CA 94104	
UNITED STATES OF AMERICA	

	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE CONTRACTING OFFICER

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Paragraph 3(continued from page 1)

Rent Period	Shell Rent	Operating Rent*	Amortized TI's**	Parking***	Annual Rent	Monthly Payment
Lump Sum Payment 9/1/2012						\$64,595.14
8/1/12- 6/30/15	\$2,220,532.38	\$617,272.67	\$184,888.00	\$160,017.60	\$3,182,710.65	\$265,225.89
7/1/15- 6/30/20	\$2,744,737.78	\$617,272.67	\$184,888.00	\$160,017.60	\$3,706,916.05	\$308,909.67
7/1/20- 6/30/25	\$3,398,945.22	\$617,272.67	\$	\$160,017.60	\$4,176,235.49	\$348,019.62

* Operating costs are subject to annual adjustments per paragraph 10 and do reflect adjustments beyond 7/1/12.

** Amortized TI's calculated at \$20.00 per USF @ 0% for 10 years.

*** The Government may terminate any and/or all of the parking spaces within the Columbia Center building garage at any time during the term of this lease on at least 30 days written notice to the Lessor. This cost is subject to escalation one time per year, if documentation is presented to GSA substantiating the rate increase with at least 30 days written notice.

Lease GS-10B-07198 succeeded the following leases: GS-10B-06095, GS-10B-06235, and GS-10B-06131 (collectively, the "Prior Leases"). Before lease GS-10B-07198 was executed the Prior Leases were in holdover status and July, Aug, and Sept 2010 rents related to the Prior Leases were paid by the Government. When GS-10B-07198 was fully executed and effective, GSA did not obtain a refund of the overpayments made on the Prior Leases. This total overpayment made by the Government with respect to the Prior Leases was \$318,790.36. Therefore, the Government has elected to apply the full amount of the overpayment to the amount owed to the Lessor stated in this SLA. The result being that the Government shall pay to Lessor a single lump sum payment of \$64,595.14. See reconciliation on page 3.

GSA owes \$383,385.50

GSA overpayment for leases 06095, 06131, and 06235 is \$318,790.36

Amount Due \$64,595.14

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

COLUMBIA CENTER PROPERTY, LLC
C/O BEACON CAPITOL PARTNERS
200 STATE STREET
5TH FLOOR
BOSTON, MA 02109-2628

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

LESSOR UMP / GOVT JA