

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07205	DATE 2/3/11	PAGE 1 of 2
ADDRESS OF PREMISES 811 South Hill Drive, Puyallup, WA 98373 – 1472		BUILDING NO.: WA7788ZZ	

**THIS AGREEMENT**, made and entered into this date by and between **WASHINGTON SECURITIES & INVESTMENT COPORATION (WSIC)**

Whose address is **8911 GRANDRIDGE BLVD., SUITE C KENNEWICK, WA 99336**

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 amend the lease effective date, and to adjust the annual tenant improvements cost; and adjust the commission credit.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective November 16, 2010, to amend the lease effective date. Therefore, paragraphs 2, 3, 8 and 16 of the Lease are hereby deleted in their entirety and replaced below.

- TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 16, 2010 and continuing through November 15, 2025, subject to termination and renewal rights as may be hereinafter set forth.
- The Government shall pay the Lessor Annual Rent of \$284,179.50 at the rate of \$23,681.63 per month in arrears for years 1 – 5, and Annual Rent of \$300,945.50 at the rate of \$25,078.79 per month in arrears for years 6 – 10, and Annual Rent of \$315,981.00 at a rate of \$26,331.75 per month in arrears for years 11 - 15.

Rent Period <sup>1</sup>	Shell Rent	Operating Rent <sup>2</sup>	Amortized TIs <sup>3</sup>	Annual Rent	Monthly Rent
11/16/10-11/15/15	\$178,865.00	\$55,942.00	\$49,372.50	\$284,179.50	\$23,681.63
11/16/15-11/15/20	\$195,631.00	\$55,942.00	\$49,372.50	\$300,945.50	\$25,078.79
11/16/20-11/15/25	\$260,039.00	\$55,942.00	\$0.00	\$315,981.00	\$26,331.75

<sup>1</sup> Dates are estimates which may adjust subject to Beneficial Occupancy and rent for the estimated period of 11/16/10 through 03/15/11 is adjusted pursuant to Paragraph 16 below.


<sup>2</sup> Base Operating Rent subject to adjustments in accordance with the SFO paragraph 4.3.

<sup>3</sup> Amortized TIs for years 1-10 subject to SFO paragraph 3.3.

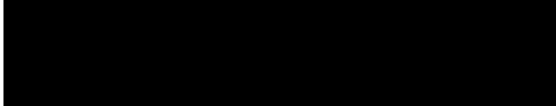
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**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**

SIGNATURE 	NAME OF SIGNER Gregory S Markel
ADDRESS 8911 Grandridge Blvd. Suite C, Kennewick, WA 99336	

**IN PRESENCE OF**

	NAME OF SIGNER Carla A Markel
8911 Grandridge Blvd. Suite C, Kennewick, WA 99336	
<b>UNITED STATES OF AMERICA</b>	

	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

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

Washington Securities & Investment Corporation (WSIC)  
8911 Grandridge Blvd., Suite C  
Kennewick, WA 99336

8. In accordance with the SFO paragraph 3.2 entitled *Tenant Improvements Included in Offer*, Tenant Improvements in the total amount of \$339,112.87 (7,900 USF x \$42.93) shall be amortized through the rent for ten (10) years at the rate of 8.0%. The total annual cost of Tenant Improvements for the amortization period shall be \$49,372.50.

16. Adjusted monthly rent payments (application of commission credit):  
The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.3 B. The monthly rent is \$23,681.63. The monthly shell rent is \$14,905.42. The GSA commission credit is [REDACTED] and is calculated as follows:

Commission: [REDACTED]  
Commission: [REDACTED]

GSA Commission Credit: [REDACTED]  
Studley/LaBonde Land, Inc. Commission: [REDACTED]

The monthly rent payments adjusted for the commission credit are as follows:

<u>Scheduled Rent Period</u>	<u>Scheduled Mo. Monthly Rent</u>	<u>Commission Shell Rent</u>	<u>Commission Credit</u>	<u>Adjusted Monthly Credit Remaining</u>	<u>Rent Payment</u>
11/15/10 – 12/14/10	\$23,681.63	\$14,905.42	[REDACTED]	[REDACTED]	[REDACTED]
12/15/10 – 01/14/11	\$23,681.63	\$14,905.42	[REDACTED]	[REDACTED]	[REDACTED]
01/15/11 – 02/14/11	\$23,681.63	\$14,905.42	[REDACTED]	[REDACTED]	[REDACTED]
02/15/11 – 03/14/11	\$23,681.63	\$14,905.42	[REDACTED]	[REDACTED]	[REDACTED]
03/15/11 – 04/14/11	\$23,681.63	\$14,905.42	[REDACTED]	[REDACTED]	[REDACTED]

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

LESSOR	UNITED STATES OF AMERICA
BY <u>asm</u> (Initial)	BY <u>JH</u> (Initial)

INITIALS: asm LESSOR & JH GOVT