

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE <i>12/23/10</i>
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TO LEASE NO.
GS-10B-07215

ADDRESS OF PREMISE

304 South Water Avenue, Suite 201, Ellensburg, WA 98926

THIS AGREEMENT, made and entered into this date by and between YJ,LLC

whose address is 309 South Main Street
Ellensburg, WA 98926

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 remove the base for operating expenses and tax adjustments and clearly call out square footages (part 2, section A), correct lease term in (part 2 section B paragraph 4), and to change options (part 2 section B paragraph 4).

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective, **December 17, 2010** as follows:

US Government Lease for Real Property Part 2, Section A, box c is hereby deleted in its entirety and replaced with the following Part 2, Section A, Paragraph 2:

1,800 rentable square feet of office and related space, which yields 1,800 ANSI/BOMA Office Area square feet of space and an additional 790 rentable square feet (yielding 790 ANSI/BOMA Office Area SF) of free space (for which the Government will not be charged rent, including real estate taxes and operating cost escalations) in excess of the total 1,800 rentable/1,800 ABOA square footage indicated above, for a total of 2,590 rentable square feet (yielding 2,590 ABOA) located on the 2nd Floor (Suite 201) at the 304 South Water, Ellensburg, WA 98926, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

US Government Lease for Real Property Part 2, Section B, Paragraph 3 is hereby deleted in its entirety and replaced with the following Part 2, Section B, Paragraph 3:

3. To Have and to Hold for the term commencing on February 1, 2011 and continuing through January 31, 2021 inclusive. The Government may terminate this lease in whole or in part at any time on or after February 1, 2016, by giving at least ninety (90) days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

their names as of the above date.

MJO

(Title)

IN PRESENCE

304 S. Main St Ellensburg, WA 98926
(Address)

ES ADMINISTRATION

Michael O'Brien, Contracting Officer
(Official Title)

SLA#1 to Lease No. GS-10B-07215
NOAA, Ellensburg, WA


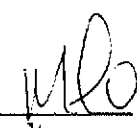
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US Government Lease for Real Property Part 2, Section B, Paragraph 4 is hereby deleted in its entirety and replaced with the following Part 2, Section B, Paragraph 4:

4. The Government shall have the right to one (1), five (5) year option after the tenth (10th) year of this lease at upon ninety (90) days notice prior the end of the full term of this lease. The Government and the Lessor shall negotiate in good faith to arrive at a mutually agreeable market rate for the given space

SUPPLEMENTAL LEASE REQUIREMENTS Paragraph 9 is hereby deleted in its entirety.

SUPPLEMENTAL LEASE REQUIREMENTS Paragraph 11 is hereby deleted in its entirety.

Initials:  & 
Lessor Gov't