

**GENERAL SERVICES ADMINISTRATION**  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. **GS-10B-07218**

ADDRESS OF PREMISES Tower Building, 402 E. Yakima Avenue, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

whose address is 402 E. Yakima Ave., Suite 1200  
Yakima, WA 98901-2794

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 terminate Block B and reduce 81 rentable square feet for a telecommunications closet.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 11/30/2012, as follows:

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

A total of 13,303 rentable square feet (RSF) of office and related space which yields 12,651 ANSI/BOMA Area square feet (USF) of space at the Tower Building, 402 E. Yakima, 2<sup>nd</sup> Floor, Yakima, Washington to be used for such purposes as determined by the General Services Administration. Space is comprised of a total of 13,303 rentable square feet (RSF) of office and related space, which yields 12,651 ANSI/BOMA Office Area square feet (USF) on floor 2. In addition, Lessor leases to the Government seven (7) structured and five (5) surface parking spaces at no additional cost to the Government.

3. The Government shall pay the Lessor Annual Rent of \$354,791.01 at the rate of \$29,565.92 per month in arrears.

Rent Period	Shell Rent	Operating Rent	Annual Rent
04/09/12 - 10/08/19	\$291,867.82 <sup>1</sup>	\$62,923.19 <sup>2</sup>	\$354,791.01

<sup>1</sup>Includes Real Estate Taxes subject to adjustments in accordance with the SFO paragraph 4.2

<sup>2</sup>Base Operating Rent subject to adjustments in accordance with the SFO paragraph 4.3. The above rent is not inclusive of CPI adjustments.

Continued on Page 2

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

FOR THE

Signature

Name:

Title: Lease Contracting Officer  
GSA, Public Buildings Service

Date:

**J. MOHL**

**CONTRACTING OFFICER**

NOV 6 2012

Title: General Manager of THE TOWER, LLC  
Entity Name: Joseph R. Morner, Sr. - President  
Date: August 14, 2012

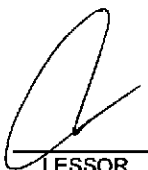

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
Name: TERRE D'AMICO  
Title: Executive Assistant  
Date: August 14, 2012

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

THE TOWER, LLC  
402 E. YAKIMA AVENUE, SUITE 1200  
YAKIMA, WASHINGTON 98901-2794

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

INITIALS:  &   
LESSOR & GOV'T