



SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-10B-07219	DATE MAR 21 2012	BLDG No. WA7764
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ADDRESS OF PREMISES
**10275-B Central Valley Road NW
Poulsbo, WA 98370-8195**

THIS AGREEMENT, made and entered into this date by and between: **Stephen and Ann Coupe, as Individuals** whose physical address is: [REDACTED] hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 21, 2012, as follows: Supplemental Lease Agreement No. 4 is issued to provide Notice to Proceed with construction of Tenant Improvements.

This Supplemental Lease Agreement (SLA) No. 4 has been prepared to issue acceptance and Notice to Proceed with the Lessor's (Tenant Improvements) proposal for the [REDACTED] Aphis Project in Poulsbo, WA, in the total amount of \$63,558.69. The tenant build out cost will be amortized at a rate of 9.00% over the firm term of five (5) years or the remainder of the firm term. Upon completion of improvements and acceptance of space for beneficial occupancy by the Government, a Supplemental Lease Agreement will be issued to determine the rental rate, including any adjustments to Tenant Improvements costs as well as occupancy date.

With this Notice to Proceed, the Lessor hereby agrees to provide the following:

- All permits, such as, but not limited to, building, plumbing, HVAC, electrical, fire alarm, and occupancy permits for the work described in the Working / Construction Drawings.
- All needed materials and labor for accomplishing the work.
- The date of substantial completion will be determined through subsequent SLA.

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

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

LESSOR: Stephen and Ann Coupe, as Individuals	
SIGNATURE [REDACTED]	NAME OF SIGNER STEPHEN R. COUPE
ADDRESS [REDACTED]	
IN PRESENCE OF	
[REDACTED]	NAME OF SIGNER Ann M Coupe
[REDACTED]	Joyce Aarness
UNITED STATES OF AMERICA	
[REDACTED]	NAME OF SIGNER Ronald P. Weber
[REDACTED]	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Any changes and alterations to the scope of work/line items or delivery time under this contract must be authorized in advance, in writing, by the Contracting Officer; otherwise, the contractor assumes all risks and consequences for performing work or changes requested by anyone not authorized to issue such order.

The Lessor hereby waives and forever relinquishes any right to make a claim against the Government for waste, damages or restoration arising from or related to the work described in Attachment # 1. At the Government's sole discretion, property remaining in leased space after termination of the lease contract will become the property of the Lessor.

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

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INITIALS: SAL SN & PPW
LESSOR GOV'T