



SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5

TO LEASE NO. GS-10B-07219

DATE DEC 31 2012

BLDG No. WA7764

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 October 31, 2012, as follows: Supplemental Lease Agreement No. 5 is issued to provide Notice to Proceed with construction of additional Tenant Improvements and to memorialize reduced security scope of work.

This Supplemental Lease Agreement (SLA) No. 5 has been prepared to provide Notice to Proceed with additional Tenant Improvements and provide for LENEL System Credit in accordance with the Lessor's Change Order Proposals #1 and #2 in the amount totaling **(\$-18,475.89)**; which is depicted in the attached Exhibit "A".

The total costs associated with Change Order No. 1 and Change Order No. 2 shall be incorporated into the Tenant Improvements amortized into the rental rate at a rate of 9.00% over the firm term of five (5) years or the remainder of the firm term in accordance with the Lease. The Government and the Lessor have agreed that the total cost of the amortized Tenant Improvements shall change from \$63,558.69 to \$45,082.80 as summarized below.

Initial TI Approval (SLA No. 4)	\$ 63,558.69
Change Order No. 1 – LENEL System Credit & Security Work	[REDACTED]
Change Order No. 2 – Window Treatments	[REDACTED]
Total Tenant Improvements	\$ 45,082.80

Continued Page 2

hereto have hereunto subscribed their names as of the date first above written.

LESSOR

NAME OF SIGNER

STEPHEN R COUPE

ANN M COUPE

IN PRESENCE OF

NAME OF SIGNER

JANETTE BROWN

UNITED STATES OF AMERICA

NAME OF SIGNER

Ronald P. Weber

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

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.

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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