



SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6 REVISED	TO LEASE NO. GS-10B-07219	DATE JAN 28 2013	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 October 31, 2012, as follows: Supplemental Lease Agreement No. 6 is issued to establish Beneficial Occupancy, establish the lease commencement date and terms, document the actual Tenant Improvement cost and adjust the Broker Commission and Commission Credit.

I. Paragraph I (A) (2) "Requirements", is hereby deleted in its entirety and replaced with the following:

"The Lessor hereby leases to the Government of the United States of America approximately 3,125 Rentable Square Feet (RSF) of office space located in Poulsbo, Washington. Rentable space must yield 3,125 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment. In addition to the office space, 2,000 square feet of ware yard is included.

II. Paragraph II (B) (3) "Term", is hereby deleted in its entirety and replaced with the following:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 1, 2011 through August 31, 2021, subject to termination and renewal rights as may be hereinafter set forth. Beneficial Occupancy and acceptance of tenant improvements occurred on October 31, 2012. The Government may terminate this lease in whole or in part at any time on or after September 1, 2016 by giving at least 90 (ninety) days prior 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 the mailing."

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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**

NAME OF SIGNER

Ann M Coupe Stephen R Coupe

ADDRESS

UNITED STATES OF AMERICA

NAME OF SIGNER

Ronald P Weber

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

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III. Paragraph II (C) (5) "Amount of Annual Rent" and Paragraph II (C) (6) "Rate per Month" are hereby deleted in its entirety and replaced with the following:

"The Government shall pay the Lessor annual rent according to the table below including rental amounts for shell rent, operating rent and the amortized Tenant Improvements.

Rent Period	Base Shell Rent	Taxes	Operating Costs	Amortized Tis*	Annual Rent	Monthly Rent
9/1/2011 – 10/31/2012	\$35,155.05	\$2,333.00	\$8,260.00	\$0.00	\$45,748.05	\$3,812.34
11/1/2012 – 8/31/2016	\$35,155.05	\$2,333.00	\$8,260.00	\$13,949.49	\$59,697.54	\$4,974.80
9/1/2016 – 8/31/2021	\$41,875.75	\$2,333.00	\$8,260.00	N/A	\$52,468.75	\$4,372.40

After Year 1, Operating Costs are subject to CPI adjustments and Taxes are subject to actual adjustments."

IV. Paragraph III, "AWARD", is hereby amended to include the final Tenant Improvement costs and modify the Broker Commission and Commission Credit terms as follows:

The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the amortized Tenant Improvements shall be **\$45,082.80**. This is comprised of the approved amount in the Notice to Proceed dated March 31, 2012 of **\$63,558.69** less subsequent change orders totaling **(\$-18,475.89)** as noted in Supplemental Lease Agreement (SLA) No. 5. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements.

Tenant Improvement costs in the amount totaling **\$45,082.80** will be amortized over the remaining firm term of **46 months** at a rate of **9.00%** in accordance with Supplemental Lease Agreement No. 1 beginning **November 1, 2012**. The annual cost of the amortized portion of the Tenant Improvement cost is **\$13,949.49** paid monthly in arrears in the amount of **\$1,162.46** and shall be part of the total monthly rental payment."

Broker Commission and Commission Credit: "The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the Aggregate Lease Value for the firm term of the lease, or five (5) years. The total amount of the commission is \$ [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. The Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is \$ [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the executed commission agreement. The [redacted] balance which equates to [redacted] is to be paid to the broker as follows: The Lessor agrees to pay the commission less the Commission Credit to the Broker in accordance to the executed commission agreement," (fifty percent (50%) of the commission shall be due upon execution of the Lease, and the remaining fifty percent (50%) shall be due at occupancy.

The shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted monthly rent.

First Month's Rental Payment of **\$4,974.80** minus the prorated Commission Credit of \$ [redacted] equals the adjusted First Month's Rent of \$ [redacted]

Second Month's Rental Payment of **\$4,974.80** minus the prorated Commission Credit of \$ [redacted] equals the adjusted Second Month's Rent of \$ [redacted]

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