

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-10B-07225 BLDG NO. WA8025
ADDRESS OF PREMISES Stadium Innovation Center 1531 Utah Ave S. Seattle, WA 98134-1416	PDN Number: NA

THIS AGREEMENT, made and entered into this date by and between
1531 UTAH AVE SOUTH LIMITED PARTNERSHIP

whose address is: 270 S. Hanford Street #100
Seattle, WA 98134-1838

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 add the requirement that the Lessor prepare Design Intent Drawings (DID) by hosting a DID workshop, the costs for which will be absorbed into the existing shell rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 25, 2013 as follows: Paragraph 5.9 B on Page 24 of the SFO of the Lease is hereby deleted and replaced below. Additionally, use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

Continued on Page 2

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

[Redacted Signature]

Signature: _____
Name: _____
Title: Property Manager
Entity Name: 1531 UTAH AVE S. L.P.
Date: 7/25/2013

FOR THE GOVERNMENT:

LINDSEY D. SNOW
CONTRACTING OFFICER

[Redacted Signature]

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: JUL 30 2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Accounts Receivable
Date: 7-25-13

Paragraph 5.9 B. DESIGN INTENT DRAWINGS:

- A. Design Intent Drawing (DID) Workshop: In conjunction with the Government, the Lessor shall commit as part of the shell costs that have already been established in the Lease, to a 2-day DID workshop tentatively scheduled to begin August 13 at the office of the Lessor's architect or an alternate location agreed to by the Government. The architect will provide full design services so that the DIDs can be completed during this workshop.
- B. DIDs. For the purposes of this Lease, DIDs are defined as fully dimensioned drawings of the leased Space which reflect all Lease requirements provided by the Government sufficient for the preparation of construction documents (CDs), including, but not limited to:
 - 1. Generic furniture layout, wall, door, and built-in millwork locations;
 - 2. Telephone, electrical, and data outlet types and locations;
 - 3. Information necessary for calculation of electrical and HVAC loads;
 - 4. Work related to security requirements; and
 - 5. All finish selections.
- C. The Government's review and approval of the DIDs is limited to conformance to the specific requirements of the Lease and the client agency build-out requirements as they apply to the Space. The Government will provide formal approval of DIDs in writing 10 Working Days from the conclusion of the DID Workshop.

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

INITIALS: DEA & RS
LESSOR GOVT