

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-10B-07227	DATE 6/15/12	PAGE 1 of 2
ADDRESS OF PREMISES 3809 Broadway, Everett, WA 98201-5031			WA8026 164

THIS AGREEMENT, made and entered into this date by and between CEP-EMS 07, LLC

whose address is: 2829 Rucker Avenue, Suite 100
Everett, WA 98201-3456

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 order change orders to tenant improvements, which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, April 1, 2012, as follows:

On January 10, 2012, the Government issued a Notice To Proceed (NTP) for construction of TIs on a new tenant space of 11,970 RSF at 3809 Broadway, Everett, WA 98201-5031. This NTP was issued in the total amount of \$791,849.81. This amount exceeded the TIA (Tenant Improvement Allowance) of \$513,828.80, by a total of \$278,021.01. Subsequently, the Lessor submitted change orders #9-11. These change orders totaled \$1,355.69, and are hereby attached as Exhibit #1. These change orders have been reviewed by the Government and determined to be fair and reasonable.

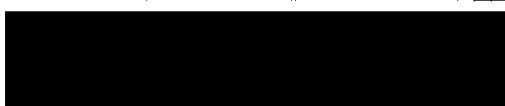

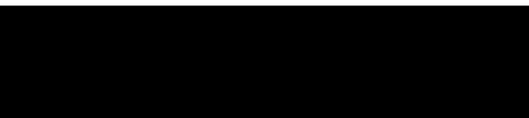
Therefore, this SLA orders tenant improvements for change orders #9-11 in the amount of \$1,355.69. This amount shall be paid to the Lessor via a one-time lump sum payment. This payment shall occur upon completion, inspection, and acceptance of the work by the Government and receipt of a complete invoice for this work, as described below. Total cost of the project is now calculated as not to exceed \$808,489.63, excluding security costs.

Only the GSA Contracting Officer has the authority to obligate Government funds for any work, request or demand under the terms and conditions of the contract. While there may be discussions regarding potential changes, you are required to obtain approval from the GSA Contracting Officer through a signature or written affirmation prior to proceeding, regardless of cost.

The Lessor is to maintain a budget log and tracking of all expenditures against the agreed upon amount above and provide this at the request of the government. The Lessor is also required to track all change orders and seek approval of all change orders from the GSA Contracting Officer prior to the commencement of work. Change orders are to be reflected as part of the budget tracking, regardless of cost.

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

LESSOR	
 P-EMS 07, LLC	NAME OF SIGNER Thomas P. Hoban, Jr.
ADDRESS 2829 Rucker Ave., #100 Everett, WA 98201	
IN PRESENCE OF	
 S SR VP Coast Estate ^{Real}	NAME OF SIGNER Brett A. Carlton
ADDRESS 2829 Rucker Ave., #100, Everett, WA 98201	
UNITED STATES OF AMERICA	
	NAME OF SIGNER TERRIA HEINLEIN OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

The original invoice must be submitted directly to the GSA Finance Office at www.gsa.finance.gov or the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Terria Heinlein
400 15th St SW
Auburn, WA 98001-6599

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # for Tenant Improvements: **PS0022471**
- GSA PDN # for Security Items: **PS0022363**

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

The Lessor hereby waives restoration as a result of all improvements.

All other terms and considerations of the lease shall remain in full force and effect unless otherwise amended.