

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 4
	TO LEASE NO. GS-10B-07230 BLDG NO. WA7618ZZ PDN No. PS0029290 RR201406300002

ADDRESS OF PREMISES

Service Center, 1835 Black Lake Blvd. SW Olympia, WA 98512-5715

THIS AGREEMENT, made and entered into this date by and between Temperate Paradise Properties, LLC

Whose address is 1800 Westlake Avenue North, Ste 305, Seattle, WA 98109-2782

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 authorize firm fixed price change orders to the original scope of work, paid via lump sum.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective July 1, 2014, as follows:

Lease Amendment No. 4 is issued to approve and order Change Order #33 in the amount of [REDACTED] per attached Exhibit A (3 pages). Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work; Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets, and schedules.

The amount of [REDACTED] will be paid via lump sum per the instructions below, upon completion, inspections, and acceptance of the work and upon receipt of an original invoice. The Lessor *must* submit invoice documents electronically at www.finance.gsa.gov and inform the Project Manager of the submittal at Kerste.Conner@gsa.gov. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it. If the Lessor cannot submit documents electronically, hard copies must be sent to:

Original Documents	Copies
GSA Greater Southwest Finance Center	GSA Leasing Division
Attn: PBS Payments Branch (BCFA)	Attn: Kerste Conner
P.O. Box 17181	400 15 th Street SW
Fort Worth, TX 76102	Auburn, WA 98001

The Lessor shall be responsible for maintenance and repair of the installed alterations outlined above.

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

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".

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

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

<p>FOR THE LESSOR</p> <p>Signature: [REDACTED]</p> <p>Name: <u>STEPHEN SUTTON</u></p> <p>Title: <u>LESSOR</u></p> <p>Entity Name: <u>Temperate Paradise Properties LLC</u></p> <p>Date: <u>7/24/14</u></p>	<p>FOR THE GOVERNMENT</p> <p>Signature: [REDACTED]</p> <p>Name: <u>TERRIA HEINLEIN</u></p> <p>Title: <u>Lease Contracting Officer</u></p> <p>Entity Name: <u>GSA, Public Building Service</u></p> <p>Date: <u>7/29/14</u></p>
<p>WITNESSED FOR THE LESSOR BY</p> <p>Signature: [REDACTED]</p> <p>Name: [REDACTED]</p>	<p>Title: _____</p> <p>Date: _____</p>