

LEASE AMENDMENT

LEASE AMENDMENT NO. 1	TO LEASE NO. GS-10B-07233	DATE 9/13/11	PAGE 1 of 2
ADDRESS OF PREMISES The North Coast Life Building, 1116 W. Riverside Avenue, Spokane, Washington		BUILDING NO.: WA8028	

THIS AGREEMENT, made and entered into this date by and between WEST 1116 RIVERSIDE PARTNERS

whose address is 1116 W. RIVERSIDE AVENUE  
SPOKANE, WA 99201-1106

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 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 effective August 30, 2011, as follows:

I. In separate correspondence dated June 20, 2011, the Government issued a Partial Notice to Proceed in the amount of \$33,473.90. The Government has reviewed the full TI costs. This amendment represents your Notice to Proceed (NTP) with construction of the balance of the TIs not to exceed the amount of \$1,007,016.84, for the total cost of Tenant Improvements in the amount of \$1,040,490.74. The amount of \$382,060.80 will be amortized at a rate of 8% over the firm term of the lease. The Government hereby orders the balance of \$658,429.94 to be paid via lump sum. Completion of construction shall be no later than Monday, February 27, 2012.

II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$658,429.94. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The original invoice must be submitted directly to the GSA Finance Office at the following address:  
General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

Or online at: [www.finance.gsa.gov](http://www.finance.gsa.gov)

Continued on Page 2

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

LESSOR	
SIGNATURE <i>West Riverside River Partners by Robert Ogden, Mng. Plan.</i>	NAME OF SIGNER <b>ROBERT OGDEN</b>
ADDRESS <i>West 1116 Riverside Ave., Spokane, WA 99201</i>	
IN PRESENCE OF	

[Redacted]	NAME OF SIGNER <i>Thomas V Crain</i>
[Redacted]	<i>Deer Park, WA 99006</i>
[Redacted]	NAME OF SIGNER <b>MICHAEL J. O'BRIEN</b>
[Redacted]	OFFICIAL TITLE OF SIGNER <b>CONTRACTING OFFICER</b>

---

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

General Services Administration  
Attn: Michael O'Brien  
PBS, 10PRE  
400 15<sup>th</sup> Street SW  
Auburn, WA 98001  
[michael.j.obrien@gsa.gov](mailto:michael.j.obrien@gsa.gov)

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 # PS0021282

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

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

All other terms and conditions remain in full force and effect.

---

INITIALS: MOB LESSOR MS GOV'T

INITIALS: MOB LESSOR & MS GOV'T