

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07233	DATE 12/6/11	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:

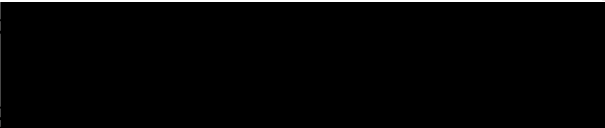
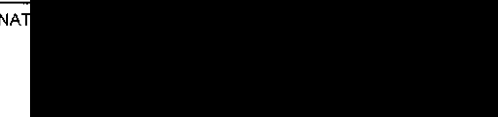
WHEREAS, the parties hereto desire to amend the above Lease to correct a TICS table calculation, which did not calculate sales tax on labor cost, and to add additional sales tax of \$35,069.43 which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 1, 2011, as follows:

- I. In separate correspondence dated September 13, 2011, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$1,040,490.74. The total costs for tenant improvements are \$1,075,560.17. The Government hereby orders the balance of \$35,069.43.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor \$35,069.43 in the form of a credit to the previously agreed to commission credit as specified in Paragraph 15 of the Lease.

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

LESSOR	
SIGNATURE <i>West 1116 Riverside Partners by: Robert Ogden, Managing Partner</i>	NAME OF SIGNER ROBERT OGDEN
ADDRESS <i>W. 1116 Riverside Ave, Spokane, WA, 99204</i>	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Thomas V Crain
ADDRESS <i>Deer Park, WA 99006</i>	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER MICHAEL J. O'BRIEN
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	

III. Paragraph 15 of the Lease is hereby deleted in its entirety and replaced with the following:

15. Adjusted monthly rent payments (application of commission credit):

The commission credit shall be applied against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.4 B. The monthly rent is \$25,666.65. The monthly shell rent is \$17,020.80. The commission credit is \$35,689.48 and is calculated as follows:

Total Commission: Gross Rent Yrs 1 - 5 = \$1,539,999.10
Commission \$1,539,999.10 x [redacted] = [redacted]
\$1,539,999.10 x [redacted] = [redacted]

GSA Rent Credit: [redacted]
Studley/LaBonde Credit: [redacted]

The monthly rent payments adjusted for the commission credit are as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
12/15/11 - 1/14/12	\$25,666.65	\$17,020.80	[redacted]	\$-0-	[redacted]
1/15/11 - 2/14/12	\$25,666.65	\$17,020.80	\$-0-	\$-0-	\$25,666.65

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

INITIALS: CRD & MB
LESSOR & GOVT
LESSOR & GOVT