

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE <i>June 10, 2011</i>
	TO LEASE NO. GS-10B-07236	BUDG NUMBER WA7765ZZ

ADDRESS OF PREMISES Alderwood West Center
 18905 33rd Avenue West
 Lynnwood, WA 98036

THIS AGREEMENT, made and entered into this date by and between **J & J Alderwood LLC**

whose address is 30500 SE 79th Street
 Issaquah, WA 98027

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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

Supplemental Lease Agreement No. 1 (SLA No. 1) has been prepared to memorialize the change in ownership of the building through the Lease Assumption Agreement.

Therefore, the introductory paragraph, paragraphs 3 and 21 of said Lease are deleted and replaced with the same numbered items below, effective **December 29, 2010** as follows:


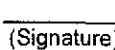
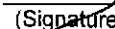
THIS LEASE, made and entered into this date by and between **J & J Alderwood LLC** whose physical address is 30500 SE 79th Street, Issaquah, WA 98027 and whose interest in the property hereinafter described is that of **OWNER**, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

3. The Government shall pay the Lessor rent as follows:

	Shell Rent	Operating Costs	Taxes	Tis	Annual Rent	Monthly Rent
Years 1 – 5	\$103,921.19	\$37,340.43	\$12,017.30	\$69,301.88	\$222,580.80	\$18,548.40
Years 6 – 10	\$127,182.70	\$37,340.43	\$12,017.30		\$176,540.43	\$14,711.7025

Operating Costs are subject to CPI adjustments. Real Estate Taxes are subject to adjustment. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: J & J Alderwood LLC, 30500 SE 79th Street, Issaquah, WA 98027.

21. Any notices required or permitted under this Lease shall be delivered in person or by first class mail as follows:

Continued on 
 IN WITNESS WHEREOF, the Lessor has hereunto set their names as of the above date.
 LESSOR
 BY  (Signature)
 IN PRESENCE
 (Signature)

 (Title) *member*

 (Address) *30500 SE 79th, Issaquah, WA 98027*

UNITED STATES OF AMERICA

 BY _____
 (Signature)

CONTRACTING OFFICER
 GENERAL SERVICES ADMINISTRATION

 (Official Title)

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To Government: U.S General Services Administration
Attn: Terria Heinlein
400 15th Street SW
Auburn, WA 98001-6599

To Lessor: J & J Alderwood, LLC
30500 SE 79th Street
Issaquah, WA 98027

7. The following are attached and made a part hereof: Exhibit A: Lease Assumption Agreement between C&H Properties LLC and the General Services Administration, 3 pages; Exhibit B: Assignment of Assumption of Leases between C&H Properties, LLC and J&J Alderwood, LLC, 5 pages; GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07), 7 pages; and GSA Form 3881 ACH VENDOR/MISCELLANEOUS PAYMENT ENROLLMENT FORM (Rev 2/2003), 1 page.

Regardless of paragraph 3 contained in Exhibit B, the Lessor agrees that the language of Paragraph 2 of Exhibit A is controlling and that the Lessor has assumed all obligations, liabilities, claims and demands against the Transferor under the Lease, in all respects as if the Transferee were the original party to the Lease, from the commencement of the Lease.

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

INITIALS: ml & JH
LESSOR & GOV'T