

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-10B-07236	DATE 7/25/12	PAGE 1 of 2
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ADDRESS OF PREMISES
Alderwood West Center, 18905 33rd Avenue, Suite 200, Lynnwood, WA 98036 Bldg # WA7765ZZ

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**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease to add a tenant improvement change order.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 18, 2012, as follows:

On February 2, 2012, the Government issued a Notice To Proceed (NTP) for construction of TIs on expansion space of 6,960 rentable square feet (RSF) at Alderwood West Center, 18905 33rd Avenue, Suite 200, Lynnwood, WA 98036. This NTP was issued in the total amount of \$215,330.58 excluding Security improvements. This amount did not exceed the TIA (Tenant Improvement Allowance) of \$298,723.20.

This Supplemental Lease Agreement (SLA) No. 06 orders tenant improvements for change order #8, as per the three (3) page attachment to this SLA, in the amount totaling **\$3,864.98**. The total costs associated with change order #8 shall be incorporated into the Tenant Improvements amortized into the rental rate in accordance with the Lease. Total cost of the tenant improvements is now calculated as not to exceed **\$ 238,208.60** as summarized below:

Initial TI Approval (SLA No. 3)	\$ 215,330.58
Change Order No. 1 (SLA No. 4)	\$ 9,567.17
Change Order No. 2 (SLA No. 4)	\$ 651.28
Change Order No. 3 (SLA No. 5)	\$ 2,155.78
Change Order No. 4 (SLA No. 5)	\$ 448.13
Change Order No. 5 (SLA No. 5)	\$ 1,333.62
Change Order No. 6 (SLA No. 5)	\$ 1,304.94
Change Order No. 7 (SLA No. 5)	\$ 3,552.12
Change Order No. 8	\$ 3,864.98

Total Tenant Improvements \$ 238,208.60

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

LESSOR	NAME OF SIGNER
[Redacted Signature]	JORDAN LOTT

ADDRESS: **Nugget Rd Ste 140 Issaquah, WA 98029**

IN PRESENCE OF	NAME OF SIGNER
[Redacted Signature]	Mimi Grant

ADDRESS: **22833 SE Black Nugget Rd Ste 140 Issaquah, WA 98029**

UNITED STATES OF AMERICA	NAME OF SIGNER
[Redacted Signature]	TERRIA HEINLEIN
	CONTRACTING OFFICER

Based on this contract requirement, we have reviewed your TI costs for change order #8 and have determined that they are fair and reasonable. This SLA represents your Notice to Proceed (NTP) with the construction of the tenant improvements in the amount of \$3,864.98. The lease requires completion of the construction no later than 9/21/2012.

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. Should anyone request changes or implies an approval to proceed, or if you have any other questions regarding this award, please contact GSA at 253-931-7647.

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.

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.

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