

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Agreement No. 1	Date: <i>1-18-11</i>
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TO LEASE NO. **LWA07239** Bldg# **WA7650**



ADDRESS OF PREMISES **SEATAC COMMERCIAL, LLC**
2800 192ND STREET
SEATAC, WA 98188

THIS AGREEMENT, made and entered into this date by and between **SEATAC COMMERCIAL, LLC**
 whose address is **P.O. Box 8500**
Covington, WA 98042
 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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, effective December 29, 2010, as follows:
 The purpose of this Supplemental Lease Agreement (SLA) No. 1 is (i) to clarify the broker commission and commission credit and (ii) provide a schedule for the recapturing of the Commission Credit. Therefore, Part II, Paragraph 4 of the lease is deleted in its entirety and replaced by the following.

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

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

LESSOR
 BY:  member
 (Title)
 IN THE  PO BOX 8500
 (Signature) COVINGTON WA 98042
 (Address)

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Terria Heinlein
CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
400 15th Street SW, 10PTE, Auburn, WA 98001

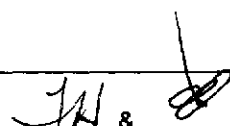
"4. a. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

b. COMMISSION CREDIT CALCULATION: In accordance with Paragraph 8 of the Supplemental Lease Requirements, "Broker Commission and Commission Credit," CB Richard Ellis, Inc. ("CBRE") is the authorized real estate broker representing GSA with the lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of [redacted] percent of the Aggregate Lease Value for Years one through five (1-5) of this lease and two and one half (2.5%) percent of the Aggregate Lease Value for Years six through ten (6-10) of this lease. The total amount of the commission is \$13,857.14. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego 40% of the commission that it [redacted] to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is \$5,542.86. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with Paragraph 8 of the Supplemental Lease Requirements, "Broker Commission and Commission Credit."

First Month's Rental Payment \$2,979.31 minus prorated Commission Credit of \$1,847.62 equals \$1,131.69 adjusted First Month's Rent.

Second Month's Rental Payment \$2,979.31 minus prorated Commission Credit of \$1,847.62 equals \$1,131.69 adjusted Second Month's Rent.

Third Month's Rental Payment \$2,979.31 minus prorated Commission Credit of \$1,847.62 equals \$1,131.69 adjusted Third Month's Rent."


Govt & Lessor