

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. **GS-10B-07242**
BUILDING NO. **WA8029**
Page 1 of 2

ADDRESS OF PREMISES: 415 WEST WISHKAH STREET, ABERDEEN, WASHINGTON 98520

THIS AGREEMENT, made and entered into this date by and between GRENVILLE/STATE LLC

whose address is 341 WEST WISHKAH STREET
ABERDEEN, WASHINGTON 98520

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 establish Beneficial Occupancy.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 11, 2013, to document completion of Tenant Improvements. Paragraphs 1 and 2 in the Additional Requirements section of Attachment Sheet Number 1 are deleted in entirety and replaced with the following:

1. Rental Rate - Pursuant to Part II, Section C, Blocks 5 and 6 of the GSA Form 3626, *Amount of Annual Rent and Rate per Month*, the amounts payable on a total of 1,886 rentable square feet (RSF), which yields 1,683 ANSI/BOMA Office Area (ABOA) square feet, is as follows:

<u>Rent Period¹</u>	<u>Annual Shell Rent</u>	<u>Annual Oper. Rent²</u>	<u>Annual TI Amortization</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
9/11/2013 – 9/10/2018	\$39,530.56	\$8,883.06	\$14,647.89	\$63,061.51	\$5,255.12
9/11/2018 – 9/10/2023	\$39,530.56	\$8,883.06	\$0.00	\$48,413.62	\$4,034.47


¹Rent for the first two months of Year 1 is adjusted pursuant to Paragraph 2 below.

²Operating Rent broken out for purposes of calculating Shell Rent for application of Commission Credit in Paragraph 2 below. This is a Gross Lease with no adjustments to Operating Costs or Real Estate Taxes.

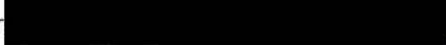
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IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: 
Name: _____
Title: Managing Member
Entity Name: Grenville/State LLC
Date: 9/17/2013

FOR THE GOVERNMENT:

Signature: 
Name: Terra Heinlein
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9/23/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: _____
Date: 9/17/2013

2. Adjusted Monthly Rent Payments (Application of Commission Credit) - The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per the section of Attachment Sheet Number 1 to the RFLP entitled Broker Commission and Commission Credit. The monthly shell rent is \$3,294.21 and the full commission is [REDACTED] calculated as follows:

$$\begin{aligned}
 & \$63,061.51 \text{ (annual rent)} \times 5 \text{ years (firm term)} = \$315,307.55 \\
 & \$315,307.55 \times [REDACTED] \text{ (commission rate)} = [REDACTED]
 \end{aligned}$$

GSA Commission Credit: [REDACTED]
 Studley/LaBonde Commission: [REDACTED]

The monthly rent adjusted for the GSA commission credit of \$4,871.50 is as follows:

Scheduled Rent Period	Scheduled Monthly Rent	Monthly Shell Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
09/11/13 – 10/10/13	\$5,255.12	\$3,294.21	[REDACTED]	[REDACTED]	[REDACTED]
10/11/13 – 11/10/13	\$5,255.12	\$3,294.21	[REDACTED]	[REDACTED]	[REDACTED]
11/11/13 – 12/10/13	\$5,255.12	\$3,294.21	\$0.00	\$0.00	\$5,255.12

NOTE: Use of the GSA FORM 276, Supplemental Lease Agreement (SLA), has been discontinued. All references in the lease to "GSA Form 276" or Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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