

LEASE AMENDMENT

LEASE AMENDMENT NO. 1	TO LEASE NO. GS-10B-07244	DATE 3/9/12	PAGE 1 of 1
ADDRESS OF PREMISES 151 SW 156 th Street, Burien, WA 98166-4503		BLDG. NO. WA7774	

THIS AGREEMENT, made and entered into this date by and between THE 1984 LEVIN LIVING TRUST DATED JULY 31, 1984

whose address is C/O MARTIN M. EISENBERG
177 BOVET ROAD, SUITE 600
SAN MATEO, CA 94402-3116

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 start rent and to amortize the Tenant Improvement Allowance beginning in year two (2) over the remaining nine (9) years of the ten (10) year firm term.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 30, 2012. As a result, Paragraphs 2 and 3 of the Lease are hereby deleted in their entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning January 15, 2012 and continuing until January 14, 2027, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent per the table below, per month in arrears.

Rent Period ¹	Shell Rent ²	Operating Rent ³	Amortized Tenant Improvements ⁴	Total Annual Rent
01/15/12 - 01/14/13	\$132,779.05	\$46,330.94	\$-0-	\$179,109.99
01/15/13 - 01/14/14	\$132,779.05	\$46,330.94	\$38,088.76	\$217,198.75
01/15/14 - 01/14/16	\$139,283.23	\$46,330.94	\$38,088.76	\$223,702.93
01/15/16 - 01/14/18	\$146,165.56	\$46,330.94	\$38,088.76	\$230,585.26
01/15/18 - 01/14/22	\$153,350.41	\$46,330.94	\$38,088.76	\$237,770.11
01/15/22 - 01/14/24	\$162,377.61	\$46,330.94	\$-0-	\$208,708.55
01/15/24 - 01/14/26	\$170,470.02	\$46,330.94	\$-0-	\$216,800.96
01/15/26 - 01/14/27	\$179,016.21	\$46,330.94	\$-0-	\$225,347.15

¹ Rent for the period of 01/15/12 - 04/14/12 is adjusted pursuant to Paragraph 16 of the Lease. Rent will be further adjusted upon completion of Tenant Improvements, at which time the actual cost of Tenant Improvements will be amortized over the remaining firm term of the Lease.

² Shell Rent includes \$0.306421 per RSF years 1-10 for Building Specific Security items required in shell.

³ Base Operating Rent subject to adjustments in accordance with paragraph 11 of this SF-2.

⁴ Tenant Improvement Costs in accordance with paragraph 8 of this SF-2.

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

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

LESSOR	
SIGNATURE [Redacted]	NAME OF SIGNER ZELDA LEVIN, TRUSTEE
ADDRESS [Redacted]	
IN PRESENCE OF	
SIGNATURE [Redacted]	NAME OF SIGNER MARTIN M. EISENBERG
ADDRESS SAN MATEO, CA. 94402	
UNITED STATES OF AMERICA	
SIGNATURE [Redacted]	NAME OF SIGNER TERRIA HEINLEIN
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	