

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE September 2, 2011

LEASE NO. GS-10B-07265

WA7321

THIS LEASE, made and entered into this date between **WH Park Place, LLC**
whose address is: 600 University Street, Suite 2820
Seattle WA 98101-1184

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:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
11,841 rentable square feet (rsf.), yielding approximately 10,766 ANSI/BOMA square feet and related space located at the Park Place Building, 1200 Sixth Avenue, Seattle, Washington 98101-5300, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION that are consistent with uses currently located in the Building or those which are consistent with uses found in other first class office buildings in downtown Seattle.
2. TO HAVE AND TO HOLD the said Premises with their appurtenances for a ten (10) year firm term beginning May 1, 2012 through April 30, 2022. Lease commencement date will be determined subject to beneficial occupancy as determined by the Government.
3. The Government shall pay the Lessor annual rent at the rate evidenced in the table below, per month in arrears. Rent for a lesser period shall be prorated.

	Annual Rent (yrs 1-4)	Monthly (yrs 1-4)	Annual Rent (yrs 5-10)	Monthly (yrs 5-10)
Shell Rental Rate	\$282,526.26	\$23,543.85	\$317,457.21	\$26,454.77
TI Rental Rate	\$ 51,981.99	\$ 4,331.83	\$ 51,981.99	\$ 4,331.83
Base Operating Cost Rate*	\$ 87,031.35	\$ 7,252.61	\$ 87,031.35	\$ 7,252.61
Full Service Rent	\$421,539.60	\$35,128.29	\$456,470.55	\$38,039.21

*Subject to CPI

Rent for a lesser period shall be prorated.

Rent checks shall be payable to:

WH Park Place LLC
Dept #34167
PO BOX 39000
San Francisco, CA 94139-0001

The Lessor shall comply with all the technical requirements that are specified in lease GS-10B-07038 and Paragraphs 4 through 28 from the SF2 of lease GS-10B-07038. These requirements are incorporated into this lease by reference.

There is no commission associated with this lease.

The Lessor shall provide a tenant improvement allowance of \$48.32 per ANSI/BOMA square feet. The Lessor hereby waives restoration.

The following are attached and made a part hereof: GSA Form 3517B (pages 1-33); GSA Form 3518 (pages 1-7);

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

LESSOR

BY _____

Senior Vice President
(Title)

IN PRESENCE _____

600 University Street, Suite 2820, Seattle WA 98101
(Address)

UNIT _____

Contracting Officer, General Services Administration
(Official Title)