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GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 1	DATE 3/9/12
SUPPLEMENTAL LEASE AGREEMENT	to lease no. gs- 10B-07269	PAGE 1 OF 2
ADDRESS OF PREMISES: 880 N.E. Rose Street, College Place, Wash	ington, 99324-2042	

THIS AGREEMENT, made and entered into this date by and between Richard S. Coulter

whose address is

hereinafter called 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 March 1, 2012, as follows:

- 1) Section 1.2, UNIQUE REQUIREMENTS (LEEDS-CI Certification), of the SFO, is deleted in its entirety.
- 2) Section 5.1, SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION, of the SFO is deleted in its entirety.
- 3) The following paragraphs of the SF-2 are deleted in their entirety and replaced with the following:
 - A total of 4,532 rentable square feet (RSF) of office and related space, which yields 4,101 ANSI/BOMA Office Area (ABOA) square feet of space in a building to be constructed on Assessor Parcel Number 350-725-522-315, more commonly known as 880 N.E. Rose Street, College Place, Washington 99324-2042, to be used for such purposes as determined by the General Services Administration. (See Attachment A = 2 drawings)
 - 3. The Government shall gay the Lessor monthly, in arrears, in accordance with the following table:

				An	nualize	d				
Years	Operating Shell Expenses		Tenant Improvement Allowance		Total Annual Rent		Total Monthly Rent			
1-5	\$	91,773.00	S	29,458.00	5	26,375.04	\$	147,606.04	\$	12,300.50
6-10	\$	100,837.00	\$	29,458.00	\$	26,375.04	\$	156,670.04	\$	13,055,84
11-15	S	133,694.00	\$	29,458.00	\$	-	\$	163,152.00	S	13,596.00

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

TEGGVO.	CUINER (Tide)
BY	Contracting Officer, General Services Administration (Official Table) GSA FORM 276 (REV. 7-67)

- 8. In accordance with the SFO Paragraph 3.3, entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$193,567.20 (4,101 ABOA x \$47.20) shall be amortized through the rent for a period of ten (10) years, at the rate of 6.5%. The total annual cost of the Tenant Improvements, for the amortization period, shall be \$26,375.04.
- 11. In accordance with the SFO Paragraph 4.3, entitled *Operating Costs*, the escalation base is established as \$6.50/RSF (\$29,468.00/annum).
- 12. In accordance with the SFO Paragraph 4.1.C, entitled *Common Area Factor*, the common area factor is established as 1.105 (4,532 RSF/4,101 ABOA SF).
- In accordance with the SFO Paragraph 4.4, entitled Adjustment for Vacant Premises, the adjustment is established as \$4.35/USF for vacant space (rental reduction).

21.	In accordance with the SFO Paragraph 2,3, Broker Commission and Commission Credit, CB Richard Ellis, Inc. (CBRE) is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lease and CBRE have agreed to a Lease commission of the Aggregate Lease Value for the lease years 1-5, and Aggregate Lease Value for the lease years 6-10 ("Commission"). The total amount of the Commission is Aggregate Lease Value for the lease years 6-10 ("Commission"). The total amount of the Commission is awarded and (ii) one-half (1/2) upon the earlier of the Tenant's occupancy of the premises leased pursuant to the Lease, or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.3, only which is the of the Commission, will be payable to CBRE, when the Lease is awarded. The remaining which is the of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rent payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of rental payments and continue until the credit has been fully recaptured.					
	First month's rental payment of \$12,300.50 minus the prorated commission credit of equals (adjusted first month's rent).					
	Second month's rental payment \$12,300.50 minus the prorated commission credit of equals (adjusted second month's rent).					
	Third month's rental payment of \$12,300.50 minus the prorated commission credit of equals (adjusted third month's rent).					
	Fourth month's rental payment of \$12,300.50 minus the prorated commission credit of equals equals					

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

nitials: Lesson & GovT