

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
LEASE AMENDMENT	TO LEASE NO. GS-108-07269 Bldg. WA8031
ADDRESS OF PREMISES: 880 NE Rose Street, College Place, WA, 99324-2042	PDN Number: PS0024234

THIS AGREEMENT, made and entered into this date by and between Richard S. Coulter,
whose address is: [REDACTED]

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 accept space and establish beneficial occupancy, and also to order tenant improvements in excess of the allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 30, 2012 as follows:

Paragraph 2 and 23 are deleted and replaced with the following:

2. TO HAVE AND HOLD the said premises with their appurtenances for the term beginning on November 14, 2012 and continuing for fifteen (15) years, ten years (10) firm, subject to termination and renewal rights as my be hereinafter set forth in the lease.
23. EXCESS TENANT IMPROVEMENTS: Pursuant to the U.S GOVERNMENT LEASE FOR REAL PROPERTY for the above referenced contract, the breakdown of TIs (by way of allowance and excess tenant improvements/lump sum payment) are obligated at this time are as follows:

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IN WITNESS WHEREOF, the parties subscribed their names as of the be

FOR THE LESSOR:

Signature: [REDACTED]
 Name: Richard Coulter
 Title: Owner
 Entity Name: Richard Coulter
 Date: 11-30-12

FOR THE

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 GSA, Public Buildings Service,
 Date: DEC 3 2012

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Date: 11-30-12

- I. In a separate correspondence dated August 10, 2012, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$193,567.20, and LA #2, executed on August 16, 2012, ordered the balance of \$134,411.07 to be paid via lump sum. Now, change order #1 has been requested and the pricing has been determined to be fair. The Government approved change order which formed the basis for these additional tenant improvement costs is hereby incorporated into this LA as Exhibit A.

Total TI Cost:	\$327,978.27
Less: Total TI Allowance Amortized	\$193,567.20
Over Allowance (LA#2)	\$134,411.07
Change order #1:	\$ 4,539.15
Total lump sum amount:	\$138,950.22 (Excess tenant improvements)

In addition to the amount being amortized, the Government shall reimburse the Lessor in a lump sum payment of \$138,950.22, upon completion, inspection and acceptance of the space by the Contracting Officer. Upon acceptance, an invoice should then be submitted electronically to www.finance@gsa.gov or sent to the address below:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the original invoice should be sent (electronic email ok) to the Contracting Officer at:

Michael J. O'Brien
Lease Contracting Officer
GSA Public Buildings Service, Leasing Division
400 15th Street SW (10PR)
Auburn, WA 98001-6599
michael.j.obrien@gsa.gov

A proper invoice must include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address and description, price, and quantity of the items delivered
- GSA PDN# - PS0024234

If the invoice is not submitted on company letterhead, the person(s) with whom the lease contract is made must sign it.

- III. The Lessor hereby waives restoration as a result of all improvements per paragraph 17 of Standard Form 2.

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

INITIALS:


LESSOR


GOVT