

LEASE NO. GS-10B-07277

Succeeding/Superseding Lease
GSA FORM L202 (September 2011)

This Lease is made and entered into between

Lessor's Name: CBC 4, LLC

("the Lessor"), whose principal place of business is 2501 SE Columbia Way, Suite 240 Vancouver, WA 98661-8038, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**Columbia Business Center II
2119 SE Columbia Way
Vancouver, WA 98661-8037**

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM To Have and To Hold the said Premises with their appurtenances for the term beginning June 1, 2012 and continuing through May 31, 2017,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

[Redacted Signature]

Name: Lance E. Killian

Title: Manager

Date: 4/10/12

[Redacted Signature]

Date: 5-8-12

WITNESSED BY:

[Redacted Signature]

Name:

Title: SR. PORTFOLIO MGR

Date: 4/10/12

4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (SUCCEEDING) (SEP 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective on or after June 1, 2017 by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 RENEWAL RIGHTS (SEPT 2011)

This Lease may be renewed at the option of the Government for one term of 5 YEARS at the following rental rate(s):

	OPTION TERM, 6/1/2017 – 5/31/2022	
	ANNUAL RENT	Monthly Rent
SHELL RENTAL RATE	\$37,971.71	\$3,164.31 ¹

¹Rates may be rounded.

provided notice is given to the Lessor at least 90 days before the end of the original lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
GSA FORM 3517C GENERAL CLAUSES	21	
GSA FORM 3518A, REPRESENTATIONS AND CERTIFICATIONS	4	
ADDITIONAL SECURITY STANDARDS	1	B
SECURITY UNIT PRICE LIST	1	

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT 2011)

The Government shall have the right to make lump sum payments for any or all work covered by the Tenant Improvement (TI) scope. That portion of the rental payments attributable to amortization of the TIs shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining principal balance of the TIs. If the Government elects to make a lump sum payment for the TIs after occupancy, the payment by the Government will result in a decrease in the rent according to the amortization rate over the remaining firm term of the Lease.

1.09 INTENTIONALLY DELETED

1.10 INTENTIONALLY DELETED

