

LEASE AMENDMENT

LEASE AMENDMENT NO. 3	TO LEASE NO. GS-10B-07293	DATE 11-12-12	PAGE 1 of 2
ADDRESS OF PREMISES 5200 Industrial Way, Ferndale, WA 98248		BUILDING NO.: WA8027	

THIS AGREEMENT, made and entered into this date by and between SYB HOLDING CO., INC.

whose address is 1440 ADMIRAL PLACE
FERNDALE, WASHINGTON 98248-8965

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 provide Notice to Proceed for Tenant Improvements and to order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 6, 2012, as follows:

- I. This Lease Amendment represents Notice to Proceed (NTP) with construction of tenant improvements not to exceed the total cost of \$942,840.77. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work. The amount of \$258,301.91 will be amortized over five (5) years of the total ten-year firm term of the Lease. The Government hereby orders the balance of \$684,538.86.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$684,538.86. Payment shall be made within 30 days after receipt of an invoice and completion, inspection and acceptance by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

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

Or online at: www.finance.gsa.gov

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

LESSOR	
SIGNATURE [Redacted]	DATE 11-12-12
NAME OF SIGNER M. B. Boulos President	
ADDRESS 1440 ADMIRAL PL Ferndale, wa 98248	

IN PRESENCE OF	
SIGNATURE [Redacted]	DATE 11/15/12
NAME OF SIGNER Shannon Keplinger	
ADDRESS 1440 ADMIRAL PL Ferndale, wa 98248	

UNITED STATES OF AMERICA	
SIGNATURE [Redacted]	DATE 11/15/12
NAME OF SIGNER TERRIA HEINLEIN	
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
C/O Ronald Weber, LCO
400 15th Street SW, PBS, 10PRA
Auburn, WA 98001
ron.weber@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 a description, price, and quantity of the items delivered
- GSA PDN # PS0025005

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

III. The Government approved Construction Drawings and the Tenant Improvement Cost Summary, which formed the basis for the tenant improvement costs and detail the Lessor's scope of work and cost proposal, are hereby incorporated into the Lease as Exhibit "A" (3 pages).

NOTE: Supplemental Lease Agreement (SLA) has been discontinued. All references in the Lease to "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

IV. The Lessor hereby waives restoration as a result of all improvements.

INITIALS: LESSOR GOV'T