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GENERAL SERVICES ADMINISTRATION

LEASE AMENDMENT NO. 3

PUBLIC BUILDINGS SERVICE

TO LEASE NO. GS-10B-07297  
BUILDING NO. WA7950

LEASE AMENDMENT

ADDRESS OF PREMISES

PARK 120 BUILDING  
636 120<sup>th</sup> AVENUE NE  
BELLEVUE, WA 98005-3028

THIS AGREEMENT, made and entered into this date by and between PARK 120 INVESTMENTS, LLC

whose address is C/O WALLACE PROPERTIES  
330 112<sup>TH</sup> AVENUE NE  
BELLEVUE, WA 98004-5800

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 approve pricing for Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 20, 2012, as follows:

I. In separate correspondence dated August 9, <sup>2012 JA</sup> ~~2102~~, the Government issued final Notice to Proceed in the amount of **\$513,953.32** which includes \$416,839.04 amortized over the firm term and \$97,114.28 which exceeds the Tenant Improvement Allowance in the lease and is to be paid lump sum..

This LA#3 is issued to approve Change Order 1 in the amount not to exceed \$3,188.00 which will be paid lump sum. This amount includes all materials, labor and overhead and the Lessor is to complete the work to the Government's satisfaction. The Change Order is hereby attached and made a part of the Lease as *Exhibit A, PS0024123 (3 pages.)* Completion of construction shall be no later than November 30, 2012.

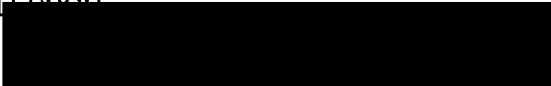
II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$3,188.00. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.


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


FOR THE LESSOR

FOR THE GOVERNMENT:

Signature:   
Name: Sammy Lee  
Title: President  
Entity Name: PARK 120 INVESTMENTS, LLC  
Date: 10/1/2012

Signature:   
Name: Terrina Heintz  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 10/5/12

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Brandon Burrows  
Title: Senior Associate  
Date: 10/1/12

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](http://www.finance.gsa.gov)

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

General Services Administration  
Attn: James Coffelt  
PBS, 10PRA  
400 15<sup>th</sup> Street SW  
Auburn, WA 98001  
[james.coffelt@gsa.gov](mailto:james.coffelt@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 # : PS0024123

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

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

**NOTE: Use of the GSA FORM 276, Supplemental Lease Agreement (SLA) has been discontinued. All references in the lease to "GSA Form 276" or Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".**

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