

ADDRESS OF PREMISES

PARK 120 BUILDING
636 - 120th 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 - 112TH 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 February 9, 2013, as follows:

I. In separate correspondence dated August 9, 2012, 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#7 is issued to approve:

<u>Change Order</u>	<u>Description</u>	<u>Amount</u>
Eleven (11)	Push Buttons/Automatic Door Operators	

In the amount not to exceed [REDACTED], which will be paid via lump sum. This amount includes all materials, and overhead and the Lessor is to pay for the cost of installation and complete the work to the Government's satisfaction. The Change Order is hereby attached and made a part of the Lease as *Exhibit A (2 pages)*. Completion of construction shall be no later than February 28, 2013.

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

FOR THE LESSOR:

Signature: [REDACTED]
Name: Sageony Lee
Title: President
Entity Name: PARK 120 INVESTMENTS, LLC
Date: 2/15/2013

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Terria Heinlein
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 2/21/13

WITNE

Signature: [REDACTED]
Name: Kristin L. Johnson
Title: ASSISTANT PROPERTY MANAGER
Date: 2-15-2013

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

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

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 15th Street SW
Auburn, WA 98001
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.

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

LESSOR EL / GOVT JH
Lease Amendment Form 07/12