

SUPPLEMENTAL LEASE AGREEMENT

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| SUPPLEMENTAL LEASE AGREEMENT NO. 1 | TO LEASE NO. GS-10B-07321 BLOG NO. WA8034 | DATE 5-3-2012 | PAGE 1 of 2 |
| ADDRESS OF PREMISES: Sawyer Hall, 500 Desmond Drive Lacey, WA 98503 | | | |

THIS AGREEMENT, made and entered into this date by and between ST. MARTINS ABBEY

whose address is 5300 Pacific Ave. SE
Lacey, WA 98503-7500

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 order Tenant Improvements (TI's) which exceed the Tenant Improvement Allowance (TIA).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, May 3, 2012 as follows:

Paragraph 16 is hereby added to the lease:

16. Notice to Proceed for TI costs over the Tenant Improvement Allowance and Lump Sum Payment

A. The Government has reviewed the Lessor's TI cost proposal and determined that the proposal is fair and reasonable. This SLA serves as the Lessor's Notice to Proceed for the construction of TIs in the amount of \$478,661.13. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work.

The total cost for Tenant Improvements in the amount of \$478,661.13 exceeds the TIA of \$204,427.96, which is stated in the Lease and amortized into the rental rate. The costs for TIs over the TIA in the amount of \$274,233.17 will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice.

The original invoice must be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to the Contracting Officer and the GSA Finance Office at the following addresses:

Invoice Address:
General Services Administration
PBS Payment Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:
U.S. General Services Administration
Attn: Terria Heinlein
Lease Contracting Officer
400 15th Street SW
Auburn, WA 98001-6599

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

LESSOR - EBP BUILDING X, LLC

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|-----------|---|----------------|-------------------------------|
| SIGNATURE | [REDACTED] | NAME OF SIGNER | ALFRED J. HOLSCHER, Vice Pres |
| ADDRESS | 5000 ABBEY WAY S.E., LACEY, WA 98503-7500 | | |

IN PRESENCE OF

| | | | |
|-----------|--|----------------|-----------------|
| SIGNATURE | [REDACTED] | NAME OF SIGNER | Andrew M. Moyer |
| ADDRESS | 5000 ABBEY WAY, SE, LACEY, WA 98503-7500 | | |

UNITED STATES OF AMERICA

| | | | |
|-----------|------------|--------------------------|---------------------|
| SIGNATURE | [REDACTED] | NAME OF SIGNER | TERRIA HEINLEIN |
| | 5/10/12 | OFFICIAL TITLE OF SIGNER | CONTRACTING OFFICER |

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 # PS0022806

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

B. The Government-approved TICS Table which formed the basis for the TI costs are hereby incorporated into the lease as Exhibit A (2 pages).

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

INITIALS: aym & JH
Lessor Gov't