

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07333	DATE 1/30/2012	PAGE 1 of 2
ADDRESS OF PREMISES 300 Fifth Avenue, Seattle, WA 98104		WA9862	

**THIS AGREEMENT**, made and entered into this date by and between **Yesler Investment Company, LLC**

whose address is 1000 Second Avenue, Suite 1800  
SEATTLE, WA 98104-1046

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 30, 2012, as follows:

Supplemental Lease Agreement (SLA) Number 1 is issued to establish the commencement date of the lease, and to add the tax parcel number to the lease. In order to accomplish this, Paragraphs "LEASE TERM", 1.03 (A) and 1.11 of the lease are hereby deleted and replaced with the same numbered paragraphs below.

**LEASE TERM:** TO HAVE AND TO HOLD the said premises with their appurtenances beginning August 15, 2012 and continuing through August 14, 2022 inclusive.

**1.03 RENT AND OTHER CONSIDERATION (SUCCEEDING) (AUG 2011)**

A. The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

	08/15/2012 – 03/31/2015		04/01/2015 – 08/14/2022	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	\$1,876,553.85	\$26.69085	\$2,134,491.45	\$30.35959
Parking	\$255,000.00	\$3.61154	\$255,000.00	\$3.61154
Tenant Improvements rent <sup>1</sup>	\$ 0.00	\$0.00 <sup>3</sup>	\$ 0.00	\$0.00 <sup>3</sup>
Operating Costs <sup>4</sup>	\$500,508.55	\$7.11890	\$500,508.55	\$7.11890
Building Specific Security <sup>2</sup>	\$0.00	\$0.00 <sup>3</sup>	\$ 0.00	\$0.00 <sup>3</sup>
<b>Total Annual Rent</b>	<b>\$2,632,062.40</b>	<b>\$37.43670</b>	<b>\$2,890,000.00</b>	<b>\$41.10544</b>

Continued on Page 2.

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

<b>LESSOR</b>	
SIGNATURE 	NAME OF SIGNER Martin Selig
ADDRESS 1000 2 <sup>nd</sup> Ave #1800 Seattle, WA 98104	

<b>IN PRESENCE OF</b>	
SIGNATURE 	NAME OF SIGNER Theresa Howard
ADDRESS 	

<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER JAMES A. COPPELT
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER
AUTHORITY Previous contract is not usable	GSA FORM 276 (REV. 8/2006)

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<sup>1</sup>The Tenant Improvements of \$0.00\_ are amortized at a rate of 0 percent per annum over 0 years.

<sup>2</sup>Building Specific Security Costs are amortized at a rate of 0 percent per annum over 0 years.

<sup>3</sup>Rates may be rounded.

<sup>4</sup>Operating Cost subject to actual CPI escalations. Operating Cost Base shall be reset on April 1, 2015.

**1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)**

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 25.0476 percent. The percentage of occupancy is derived by dividing the total Government space of 70,307 RSF by the total building space of 280,371 rentable square feet.

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is \$663,814.00.

Tax parcel # is: [REDACTED]

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