| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | LEASE AMENDMENT No. 3 | | |
|----------------------------------------------------------|--------------------------------------------|--|--|
| LEASE AMENDMENT | TO LEASE NO. GS-10B-07369 BLDG. No. WA8038 | | |
| ADDRESS OF PREMISES: 8115 BIRCH BAY SQUARE STREET | PDN Number: PS0028879 | | |
| SUITE 104 BLAINE, WA 98220-9803 | | | |

THIS AMENDMENT is made and entered into between NORTH AMERICA 6666 INVESTMENT, LLP

whose address is:

8115 BIRCH BAY SQUARE STREET, SUITE 115

BLAINE, WA 98230-9803

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 issue the Notice to Proceed (NTP) for Change Orders 1-5.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraphs 7.03, 7.04, 7.05 are hereby added to the lease.

7.03 NOTICE TO PROCEED FOR TI COSTS OVER THE TENANT IMPROVEMENT ALLOWANCE

A. The total Tenant Improvement Allowance (TIA) of \$297,593.25 is set forth in LA 2. The Government has reviewed the Lessor's pricing for TI costs in excess of the TIA and change orders as described in the table in Subaragraph B, below, and determined them to be fair and reasonable. Said pricing includes all costs for labor, materials, fees, overhead, profit, and any other costs required to complete this work. This lease amendment serves as the Notice to Proceed (NTP) for Change Order(s) in the table below and as depicted in the applicable Exhibits. All costs exceeding the TIA will be paid per the instructions outlined in Paragraph 7.05.

| This Lease Amendment contains 3 pages and Exhibit A to Le | ease Para |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| All other terms and conditions of the lease shall remain in full IN WITNESS WHEREOF, the parties subscribed their names | |
| FOR THE LESSOR: | FOR TH |
| Signature: Name: Title: Entity Name: Notity AMENICA MAESTYLEM 6666 Date: 1019 13t 2019 BA | Signatu Name: Title: SA, Public Buildings pervice |
| WITNESSEI | |
| Signature: Name: Title: Date: 7-1-2014 | |

| TI Pricing/ CO# | Description | Amount | Approved via LA # | Exhibit |
|-----------------------|---------------------------------------------------|--------------|----------------------|--------------------------------------|
| TI Overage | TI Costs Exceeding the TIA Based on Approved TICS | | LA #2 | Exhibit A to LA No. 2 |
| CO #1 | LAN Room Electrical | | LA #3 | Exhibit A to Lease Paragraph 7.03 |
| CO #2 | | | LA #3 | Exhibit A to Lease Paragraph 7.03 |
| CO #3 | | | LA #3 | Exhibit A to Lease Paragraph 7.03 |
| CO #4 | | | LA #3 | Exhibit A to Lease Paragraph 7.03 |
| CO #5 | New South Office 13A and LAN Room Office 24A | | LA #3 | Exhibit A to Lease Paragraph 7.03 |
| | TOTAL LUMP SUM | \$381,887.79 | | |

7.04 CHANGE ORDER PROCEDURES

- The General Contractor's fee will not exceed 10.00% of the total subcontractor's costs and General Conditions for Change Order
- B. The Lessor's Project Management fee will not exceed 3.00% of the Total Costs of Change Order.
- C. All requests for change order price quotations shall be in writing from the General Services Administration's (GSA) Contracting Officer or Project Manager on a Price Request form.
- D. Price quotations shall be supplied to the Government within one week of the written request.
- E. Notification of change orders status shall be given within three weeks of the date the price quotation was received by the Government.
- F. Without written approval from the GSA Contracting Officer, no change order should be processed. If a change order is processed without written consent of the GSA Contracting Officer, the Lessor shall bear full financial responsibility for the change order and compliance to the terms of the Lease. Written approval shall be in the form of a signed Change Order form. All Change Orders will subsequently be memorialized in the Lease via Lease Amendment. Change Orders will be grouped to prevent excessive Lease Amendments.

7. 05 LUMP SUM PAYMENT PROCEDURES

Upon completion of the space by the Lessor and inspection and acceptance thereof by the Government, the Government shall reimburse the Lessor in a lump sum payment in the amount specified in Paragraph 7.03. 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 electronically to www.finance.gsa.gov with a courtesy copy to the Contracting Officer at the GSA Finance Office at the following address:

Invoice Address: General Services Administration PBS Payment Branch (BCFA) P.O. Box 17181 Fort Worth, TX 76102-0181 Courtesy Copy Address: General Services Administration C/O Hilda Gonzalez, LCO 400 15th Street SW 10PCS Auburn, WA 98001 hilda.gonzalez@gsa.gov

INITIALS:

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Lease Amendment Form 12/12

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 # PS0028879

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

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

INITIALS:

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Lease Amendment Form 12/12