

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-10B-07393 BLDG WA8044ZZ
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 1350 Slater Road, Suite 5 Ferndale, WA 98248-8941	PDN Number: N/A

**THIS AGREEMENT**, made and entered into this date by and between  
**Silver Creek Group LLC**

whose address is: 1350 Slater Road, Suite 9  
Ferndale, WA 98248-8941

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 expand the existing ware yard by 3,440 square feet.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 15, 2014 as follows:

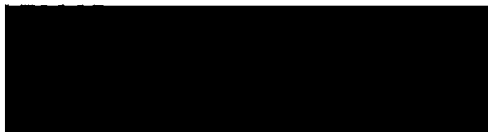
Paragraphs 1.01, 1.03, 1.06 and 1.16 are deleted in their entirety and replaced below.

Continued on Page 2

This Lease Amendment contains 3 pages.

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

FOR THE



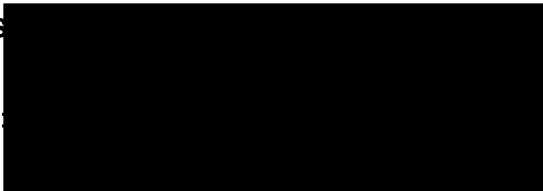
Signature: \_\_\_\_\_  
Name: Cleo Galen  
Title: Member  
Entity Name: Silver Creek Group LLC  
Date: 8-13-2014

FOR



Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 21 Aug 2014

WITNESS



Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 8-13-2014



**1.06 RENEWAL RIGHTS (AUG 2011)**

This Lease may be renewed at the option of the Government for [REDACTED] at the following rental rate(s):

	Option Term, [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
	<b>Annual Rent</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
Shell Rent <sup>1</sup>	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Operating Costs	OPERATING COST BASIS SHALL CONTINUE FROM YEAR 10 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.		OPERATING COST BASIS SHALL CONTINUE FROM YEAR 15 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS	

<sup>1</sup> Shell Rent includes wareyard space.

Provided notice is given to the Lessor at least 90 days before the end of the original lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

**1.16 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)**

In addition to construction of the TIs as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, Energy Efficiency):

- I. A 3,440 SF secured wareyard is required as depicted on Exhibit B which is attached to the Lease. ~~Lessor does not have the right to relocate the wareyard during the life of the lease.~~ The road leading up to the secured wareyard does not need to be paved. Lessor reserves the right to relocate and replace all improvements to this particular wareyard, at sole cost to the Lessor, to another location on the same property if the need arises for further development on the site.
- CCU  
8-13-13  
II. A second 3,440 SF secured wareyard is required as depicted on Exhibit A to this Lease Amendment effective September 15, 2014. Lessor reserves the right to relocate and replace all improvements to this particular wareyard, at sole cost to the Lessor, to another location on the same property if the need arises for further development on the site.

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

INITIALS: CCU LESSOR & [Signature] GOVT