

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-10P-LWA07499 BLDG. NO. WA7962
ADDRESS OF PREMISES Fifth & Yesler 300 Fifth Avenue Seattle, WA 98104-2398	PDN Number: N/A

**THIS AGREEMENT**, made and entered into this date by and between **YESLER INVESTMENT CO, LLC**

whose address is: 1000 Second Avenue, Ste 1800  
Seattle, WA 98104-3619

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 memorialize Change Orders 3, 4, and 5.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 2017 as follows:

Paragraph 7.04 is hereby deleted in its entirety and replaced below.


(continued)

This Lease Amendment contains 2 pages, Exhibit 2A contains 1 page, Exhibit 2B contains 6 pages and Exhibit 3C contains 2 pages. 20 KJ


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

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

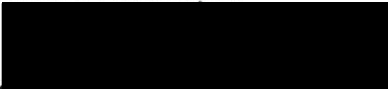
**FOR THE LESSOR:** Yesler Investment CO, LLC

Signature:   
 Name: Martin Selig  
 Title: Manager  
 Entity Name: Yesler Investment Co LLC  
 Date: 4.25.17

**FOR THE GOVERNMENT:** **KRISTEN N. YEE**  
 CONTRACTING OFFICER

Signature:   
 Name: [Redacted]  
 Title: Lease Contracting Officer  
 Entity: GSA, Public Buildings Service  
 Date: MAY 2 5 2017

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: [Redacted]  
 Title: \_\_\_\_\_  
 Date: 4.25.17

**7.04 TENANT IMPROVEMENT RECONCILIATION**

A. The Government has accepted the Tenant Improvements required by this Lease, the costs for which are described in the table in Subparagraph B, below. All costs exceeding the TIA will be paid per the instructions outlined in Paragraph 7.05.

B.

TI Pricing/ CO#	Description	Amount	Approved via	Exhibit
TICS 11/15/2016	Initial Total Project Costs (TIs)			Exhibit 1A
	TI Allowance Amortized into the Lease		Lease	Lease Paragraph 1.08
TI Overage	TI Costs Exceeding the TIA Based on Approved TICS dated 11/15/2016		NTP Letter	Exhibit 1A
CO #1	Installing electrical outlets in modular furniture		LA #1	Exhibit 1B
CO #2	Corner Guards		LA #1	Exhibit 1C
CO #3	Additional Corner Guards		LA #2	Exhibit 2A
CO #4	Interior Signage		LA #2	Exhibit 2B
CO #5	Additional Electrical Work		LA #2	Exhibit 2C
	<b>TOTAL AMOUNT APPLIED AGAINST THE CREDIT AT LA 2 04/01/2017</b>		LA #2	

C. The Total Project Cost is **\$457,504.32** as of LA 2 on April 1, 2017. Change Orders 3, 4, and 5 have been granted notice to proceed and will be accepted in a separate writing as a punch-list item. Such Change Orders as are pending, if ordered by the Government, will be memorialized in a subsequent Lease Amendment.

D. Exhibit 1A – Tenant Improvements Cost Summary (TICS), dated December 9, 2016 (12 pages).

E. Exhibit 1B – Change Order 1 Approval (2 pages).

F. Exhibit 1C – Change Order 2 Approval (1 pages).

G. Per Lease Amendment No. 2, the aggregate Credit applied to Tenant Improvements is **\$52,678.43** and the remaining Credit (to be applied against monthly rent pursuant to Paragraph 1.03.A) is [REDACTED]

H. Exhibit 2A – Change Order 3 Approval (1 page).

I. Exhibit 2B – Change Order 3 Approval (6 pages).

J. Exhibit 2C – Change Order 3 Approval (2 page).

**ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.**

INITIALS:



LESSOR

&



GOV'T