

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 21
	TO LEASE NO. GS-10P-LWA08047 BUILDING NO. WA7594ZZ PDN Number: PS0031134
ADDRESS OF PREMISES Columbia Center 701 Fifth Avenue Seattle, WA 98104	

THIS AGREEMENT, made and entered into this date by and between **GC Columbia, LLC**

whose address is: 818 7th Street, Suite 410
Los Angeles, CA 90017

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 perform alterations.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 15, 2015 as follows:

Lease Amendment (LA) #21 has been prepared to demo, relocate and construct the break room and reception areas in the [REDACTED] premises of the Columbia Center per the drawings dated 5/29/15 from Burgess Design as detailed on Lease Amendment #12. Details of the cost proposal, statement of work and pricing information are attached as Exhibit 21A, Pages 1.-7. The Lessor or its contractor(s) shall furnish documents and labor necessary to complete the design and drawings for the project based on mutually approved budgets and schedules.

Warranty: The Lessor will seek a warranty for one year from the contractor. The Lessor shall maintain the tenant improvements in accordance with Lease GS-10P-LWA08047 as amended by Supplemental Lease Agreement(s)/Lease Amendments and GSA Form 3517 General Clauses.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment. At the Lessor's expense, the Lessor shall repair any portion of the Premises damaged by the work performed absent negligence or willful misconduct by the tenant.

This Lease Amendment contains 2 pages, plus Exhibit 21A (7 pages).

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [REDACTED]
 Name: Andrew Rowlett
 Title: Vice President
 Entity Name: GC Columbia, LLC
 Date: 11/17/15

FOR THE

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 18 Nov 2015

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Sr Property Manager
 Date: Nov 17, 2015

Site Conditions: The Lessor shall maintain worksite conditions in accordance with Lease Amendment #21 and standard OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area.

Payment: The total cost for tenant improvements is [REDACTED]. Upon completion and acceptance of the work, the Government shall reimburse the Lessor for the total cost listed above. Reimbursement shall occur within 30 days of the Government's receipt of the Lessor's itemized invoice. The invoice must include:

- Lease number: **GS-10P-LWA08047**
- Building address: **701 Fifth Avenue, Seattle, WA 98104**
- Building number: **WA7594ZZ**
- Payment reference number: **PS0031134**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

The Lessor must submit invoice documents electronically at www.finance.gsa.gov and inform the Lease Contracting Officer and Lease Management Specialist of the submittal at amy.anderson@gsa.gov and trina.patrick@gsa.gov. If the Lessor cannot submit documents electronically, hard copies must be sent to:

Original Documents	Copies
GSA Greater Southwest Finance Center	GSA Seattle Field Office
Attn: PBS Payments Branch (BCFA)	Attn: Trina Patrick
P.O. Box 17181	915 Second Avenue, Room 566
Fort Worth, TX 76102	Seattle, WA 98174

Acceptance: The Lessor shall request a final inspection upon project completion. Upon receipt of the request, an appointed GSA Contracting Officer Representative shall inspect the worksite within 14 calendar days and shall inform the Lessor of acceptance of the tenant improvements or actions required to gain acceptance. The Lessor shall furnish contractor and inspection reports, as-built drawings, permits, and all other applicable deliverables upon 30 days written notice of the Government's acceptance of the tenant improvements.

Notice to Proceed: Upon execution by the Government, this Lease Amendment serves as a Notice to Proceed. The Lessor shall complete the alterations within 60 calendar days of receiving the notice to proceed from the Government. The Lessor shall confirm receipt, in writing, of NTP.

Schedule: The Lessor shall provide a schedule within 7 calendar days from receipt of the executed Lease Amendment. The schedule shall provide delivery details for equipment and materials with lead times that extend beyond seven calendar days.

Change Orders: The Lessor shall only act upon change orders approved by a GSA Contracting Officer and shall seek guidance from a GSA Contracting Officer in the event of any schedule, quality, or scope change.

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

INITIALS: AK & CP
 LESSOR & GOVT