

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 27

TO LEASE NO. **GS-10P-LWA08047**
BLDG NO. **WA7594ZZ**

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective January 1, 2016, as follows:

Lease Amendment (LA) Number 27 has been prepared to correct the tax base to account for the additional square footage added per LA#1. Shell rent was adjusted for the additional square footage but the tax base was not adjusted. This LA is to correct this oversight. There is no change in rent. Therefore, Paragraphs 1.13 and 1.14 are deleted in their entirety and replaced with the following same numbered paragraph.

1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 4.6940 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 69,409 RSF by the total Building space of 1,478,673 RSF.

1.14 REAL ESTATE TAX BASE (JUN 2012)

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is \$136,835.43.

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
Signature: _____
Name: Andrew Kowal
Title: Vice President
Entity Name: GC Columbia, LLC
Date: 1/24/16

FOR THE GOVERNMENT
Signature: _____
Name: RENE HEIDEN
Title: Lease Contracting Officer
Entity Name: GSA, Public Building Service
Date: 3/17/16

WITNESSED FOR THE LESSOR BY:
Signature: _____
Name: DO NOT SIGN

Title: Sr. Property manager
Date: Jan 24 2016