

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 30
	TO LEASE NO. GS-10P-LWA08047
ADDRESS OF PREMISES [REDACTED], Columbia Center, ORD Suite, 16 th FLR 701 Fifth Avenue, Seattle, WA 98104-7097	PDN Number: PS0031134

THIS AMENDMENT is made and entered into between GC Columbia, LLC

Whose address is: 818 W. 7th Street Suite 410, Los Angeles, CA 90017-3463

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 authorize firm fixed price change orders to the original scope of work, paid via lump sum.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective April 25, 2016, as follows:

On November 18, 2015 via LA #21 the Government issued a Notice to Proceed (NTP) for construction of TIs on the 16th floor at 701 5th Avenue, Seattle, WA 98104-7097. This NTP was issued in the total amount of [REDACTED]. Additional change orders #1 have now been submitted.

Therefore, Lease Amendment No. 30 orders tenant improvements for change order #1 in the amount of [REDACTED]. This amount shall be paid to the Lessor via a one-time lump sum payment. This payment shall occur upon completion, inspection, and acceptance of the work by the Government and receipt of a complete invoice for this work, as described below. Total cost for this project is now calculated as not to exceed \$49,208.01.

Details of the cost proposals, statement of work and pricing information are attached as Exhibit 30A, Pages 1-5. The Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets, and schedules.

Upon completion, inspection, and acceptance of the construction drawings by the GSA Lease Contracting Officer, the Government will reimburse the Lessor. Reimbursement will occur within 30 days of the Government's receipt of the Lessor's itemized invoice(s).

This Lease Amendment contains 2 pages, and Exhibit 30A with 5 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: [REDACTED]
 Title: Vice President
 Entity Name: GC Columbia, LLC
 Date: July 15, 2016

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 7/21/16

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: JOEL BARNETT
 Title: SR PROPERTY MGR
 Date: July 15, 2016

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

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

Original Documents
GSA Greater Southwest Finance Center
Attn: PBS Payments Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102

Copies
GSA Regional Office
Attn: Trina Patrick, LMS
915 Second Avenue, RM 514
Seattle, WA 98174-1009

The invoice must include:

- Lease number: GS-10P-LWA08047
- Building Address: 701 5th Avenue, Seattle, WA 98104
- Payment reference number: PS0031134
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

The Lessor hereby waives restoration as a result of all improvements described in this LA.

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

INITIALS: MC & JA
LESSOR GOV'T