GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3	
	TO LEASE NO. GS-10P-LWA07471	
LEASE AMENDMENT	BLDG. NO. WA7594	
ADDRESS OF PREMISES	PDN Number: PS0033116	
Columbia Center		
701 Fifth Avenue		
Seattle, WA 98104		

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

whose address is:

818 West 7<sup>th</sup> 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 establish Beneficial Occupancy, commence rent payments, and memorialize Change Orders 1 through 11.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective January 1, 2016 as follows:

The Lease Term paragraph and Paragraphs 1.03 A and 7.02 are hereby deleted in their entirety and replaced below.

#### LEASE TERM

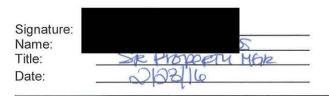
To Have and To Hold the said Premises with its appurtenances for the term January 1, 2016 - December 31, 2025.

This Lease Amendment contains 2 pages and Exhibit 3A - Change Orders (11 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 LES	SSOR:	FOR THE GOVERNMENT:	LINDSEY D. SNOW
Signature: Name: Title: Entity Name: Date:	Viza Fraidant GC Columbia, LLC 2/23/16	Signature: Name: Title: Lease Contracting Officer GSA, Public Buildings Service, Date: MAR 2016	

# WITNESSED FOR THE LESSOR BY:



# 1.03 RENT AND OTHER CONSIDERATION (OCT 2014)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	1/1/16-6/30/16	7/1/2016-12/31/25
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$0	\$621,606.48
REAL ESTATE TAXES	\$0	\$46,320.64
OPERATING COSTS	\$0	\$162,988.96
TENANT IMPROVEMENTS RENT <sup>1, 2, 3</sup>	\$66,305.86	\$166,535.88
TOTAL ANNUAL RENT	\$66,305.86	\$997,451.96

<sup>1</sup>The Tenant Improvement Allowance of \$48.95/ABOA (total TI amount \$1,002,300.20) is amortized at a rate of 0% over the 10 year term of the lease, of which the first six months are waived as a rental concession.

<sup>2</sup>The difference between the original TIA of \$1,002,300.20 and the revised TIA of \$1,500,000.00 (\$497,699.80) will be paid during the free rent period.

<sup>3</sup>A portion of the TIA in the amount of \$497,699.80 is amortized at 6% over the 10 year term of the lease.

## PARAGRAPH 1.03, SUB-PARAGRAPHS B THROUGH H, AS STATED IN LA 2, REMAIN IN FULL FORCE AND EFFECT.

## 7.02 TENANT IMPROVEMENTS

A. On September 30, 2015, via LA 2, the Government issued Notice to Proceed (NTP) for TIs within the TI allowance and in excess of the TIA as specified in the table below and as depicted in the applicable Exhibits. Subsequently, the Government ordered changes which are also summarized in the table below. All costs exceeding the TIA will be paid per the instructions outlined in Paragraph 7.03.

#### Β.

TI PRICING/ CO#	DESCRIPTION	AMOUNT	APPROVED VIA LA #	Ехнівіт	
TICS 9/14/15	INITIAL TOTAL PROJECT COSTS (TIS)	\$1,575,419.09	LA #2	Ехнівіт 2-А	
	TI ALLOWANCE AMORTIZED INTO THE LEASE	\$(1,500,000.00)	LA #2	LEASE PARAGRAPH 1.08	
TI OVERAGE	TI COSTS EXCEEDING THE TIA BASED ON APPROVED TICS DATE SEPTEMBER 14, 2015	\$75,419.09	LA #2	Ехнівіт 2А	
CO #1	ADD ALTERNATE CLERESTORY WINDOWS		LA #3	Ехнівіт ЗА	
CO #2	INSTALL 8" DOOR AND SIDELITE AT OFFICE 3714		LA #3	Ехнівіт ЗА	
CO #3	CEILING ADJUSTMENTS DUE TO BEAM LOCATIONS		LA #3	Ехнівіт ЗА	
CO #4	PROVIDE UPS POWER		LA #3	Ехнівіт ЗА	
CO #5	PROVIDE (30) ADDITIONAL 2x4s		LA #3	Ехнівіт ЗА	
CO #6	CO #6 PROVIDE SEAL AT OPERABLE PARTITION		LA #3	Ехнівіт ЗА	
CO #7	0 #7 Additional Server Room Supplies		LA #3	Ехнівіт ЗА	
CO #8	Door Hardware Changes		LA #3	Ехнівіт ЗА	
CO #9	ELECTRICAL UPGRADES TO MEET CODE		LA #3	Ехнівіт ЗА	
CO #10	IT/TELECOM TRUNK LINE		LA #3	Ехнівіт ЗА	
CO #11	DATA CABLING AND CROSSOVER PATCHING		LA #3	Ехнівіт ЗА	
	TOTAL LUMP SUM	\$166,524.02			

C. The Total Project Cost is \$1,666,524.02.

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

INITIALS: LESSOR GOV'T