

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 2

DATE

SEP 26 2011

TO LEASE NO GS-09B- 02147

ADDRESS OF PREMISES: 6999 Sierra Center Parkway, Reno, Nevada, 89511-2213

THIS AGREEMENT, made and entered into this date by and between **MT. HOOD, LLC**

whose address is: c/o WCM – Asset Manager, 1301 5th Avenue, Suite 3100, Seattle, WA 98101-2632

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 upon execution by the Government and Lessor, as follows:

To establish beneficial occupancy of the premises on August 5, 2011, to establish the lease term, to amend the first paragraph of the lease to describe the completed premises, to establish the annual rent, to establish the tenant improvement allowance to be amortized into the rental consideration, to update the Suite Number of the Lessor's address and to update the Lessor's DUNS Number to 968199351.

Paragraphs 1, 2, 3, and 17 are deleted in their entirety and the following paragraphs are substituted therefore:

"1. The Lessor hereby leases to the Government the following described Premises:

35,692 rentable square feet (r.s.f.), yielding 31,088 ANSI/BOMA Office Area square feet and related space located on the 1st and 2nd floor of 6999 Sierra Center Parkway, Reno, Nevada, 89511-2213, together with an attached sally port and thirty-eight (38) secured, reserved, and access controlled parking spaces (of which 14 are covered), as depicted on the attached first generation blue-line plan (Exhibit A) (the "Premises") to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

"2. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning August 5, 2011 and continuing through August 4, 2026, subject to termination rights as may be hereinafter set forth."

"3. The Government shall pay the Lessor annual rent as follows:

Months	Shell Rate (r.s.f. per year)	Itemized, Security Related Shell Costs (r.s.f. per year)	Annual Base Year Service Cost (r.s.f. per year)	Annual Amortized T.I.'s (r.s.f. per year)	Annual Total Rent (r.s.f. per year)	Total Monthly Rent	Total Annual Rent
1 – 6	\$ 0.00	\$0.00	\$0.00	\$0.00	\$ 0.00	\$ 0.00	\$ 0.00
7 – 120	\$18.893670	\$1.051084	\$7.710047	\$3.665199	\$31.320000	\$93,156.12	\$1,117,873.46
121– 180	\$24.689953	\$0.00	\$7.710047	\$0.00	\$32.400000	\$96,368.40	\$1,156,420.80

The Government shall pay rent monthly, in arrears. Rent for a lesser period will be prorated. Rent shall be abated for the first six (6) months of the Lease. The cost for the 38 parking spaces referenced in Paragraph 1 of this SF-2 are included in the Shell Rent.

Rent checks shall be payable to:

Mt. Hood, LLC, c/o WCM its Asset Manager
1301 5th Avenue, Suite 3100
Seattle, WA 98101-2632

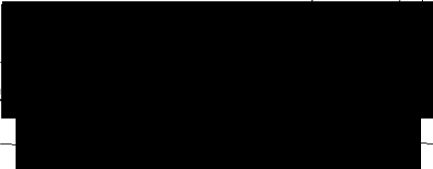
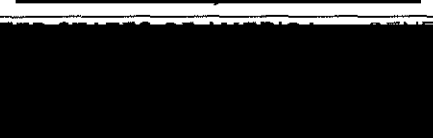
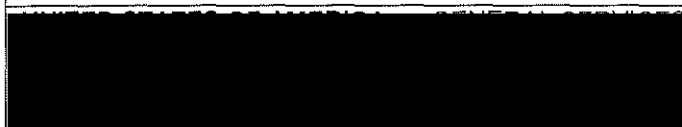
17. Tenant Improvement Allowance:

The maximum Tenant Improvement Allowance has been established by Paragraph 3.2 of Solicitation For Offers (SFO) Number 4NV0102, "Tenant Improvements Included in Offer" to be \$1,308,183.00 (\$42.083996). The Tenant Improvement Allowance shall be amortized over the 10 year firm term of the lease agreement at an interest rate (amortization rate) of 0.0% per year. The maximum Building Specific Security Allowance is \$375,775.00 and shall be amortized over the 10 year firm term of the lease agreement at an interest rate (amortization rate) of 0.0% per year. If the Government requests additional amortization in excess of the maximum limit established above (\$1,683,958.00), the Lessor shall amortize the overage at a rate of 10% per annum.

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

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: MT HOOD, LLC	By: OE MT. HOOD, LLC Washington limited liability company	By: Washington Capital Management, Inc. Its Manager
BY		Patrick S. Malley Its Senior Vice President (Print Name and Official title)
IN PR		TOM GEHRIG Asset Mgr (Print Name and Official title)
	ADMINISTRATION, Public Buildings Service	
	Contracting Officer (Official title)	