

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT  
No. 3

DATE

OCT 10 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 5<sup>th</sup> Avenue, Suite 3100, Seattle, WA 98101-2632-2649 <sup>TG</sup> Lessor  
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: <sub>McBout</sub>

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 add Paragraph 32 to the lease to make a lump sum payment for the tenant improvement overage and agency directed change orders.

Paragraphs 32 is added to the lease as follows:

\*32. The total tenant improvement amount to be paid by the Government is \$4,022,669.00. The tenant improvement amount to be amortized in the lease rental payments is \$1,683,958.00, which has been amortized over the ten (10) year firm term of the lease at an interest rate of 0% per year. In accordance with Section 3.3, Tenant Improvement Rental Adjustment (MAR 2007), the Government shall make a lump sum payment to the Lessor for the tenant improvement overage and associated change orders in the amount of \$2,338,711. The Notice to Proceed with construction of the tenant improvements was issued on February 2, 2011.

The Tenant Improvement Overage:

TI Construction Cost	\$ 3,822,709.00
Deduct Amortized TI	<u>\$ -1,683,958.00</u>
TI Overage Total	\$ 2,138,751.00

The Tenant Improvement Change Orders:

Change Order No. 1	\$ 11,966.00
Change Order No. 2	\$ 85,508.00
Change Order No. 3	\$ 27,598.00
Change Order No. 4	\$ 5,905.00
Change Order No. 5	\$ 19,971.00
Change Order No. 6	\$ 42,063.00
Change Order No. 7	\$ 18,452.00
Change Order No. 8	<u>\$ 10,339.00</u>
Change Order Total	\$ 221,802.00
TI Allowance Credit	<u>\$ -21,842.00</u>
	\$ 199,960.00

Tenant Improvement Overage	\$2,138,751.00
Tenant Improvement Change Orders	<u>\$ 199,960.00</u>
Lump Sum Payment	\$ 2,338,711.00

The lump sum payment is authorized under Reimbursement Work Authorizations Numbers N0024154, N1201895, and N1201905. No GSA Broker Commission or Commission Credit shall be due by the Lessor with respect to the above \$2,338,711.00.


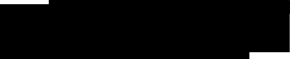

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Page 2 of Supplemental Lease Agreement No. 2 of Lease No. GS-09B 02147

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: MTHOOD, LLC	By: <u>OE MTHOOD, LLC</u> a Washington limited liability company	By: <u>Washington Capital Management, Inc</u> Its Manager
BY		<u>By: Patrick S. Malley, Its Senior Vice President</u> (Print Name and Official Title)
IN PRES		<u>TOM GEHRIG Asst manager</u> (Print Name and Official Title)
		<u>S ADMINISTRATION, Public Buildings Service</u>  <u>Contracting Officer</u> (Official Title)