

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07053	DATE 9/13/10	PAGE 1 of 2
ADDRESS OF PREMISES Pacific Industrial Park, Building C, 14900 40 th Avenue, Suite 102, Marysville, WA 98271			WA972

THIS AGREEMENT, made and entered into this date by and between PACIFIC INDUSTRIAL PARK, LP

whose address is 14046 EDGEWATER LN NE
SEATTLE, WA 98125-3814

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.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 27, 2010, as follows:

Supplemental Lease Agreement (SLA) #1 is issued to establish beneficial occupancy of the lease and change lessor's address as above. Therefore, Paragraph 2 of the lease is hereby deleted in its entirety and replaced with the following and Paragraph 3, 5 and 21 are restated. Tenant Improvement reconciliation will be accomplished in another Supplemental Lease Agreement.

2. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning July 27, 2010 through July 26, 2015, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the lessor annual rent of \$135,296.00 for years 1-5. The total cost for build out of Tenant Improvements (\$150,525.00) is amortized into the rental rate over the first five (5) years of this lease; per Paragraph 15 herein. Rent breakdown for the five (5) year lease term is as follows:

For month 1, monthly rent shall be reduced by the amount of the commission credit agreed to in this lease and shall be paid based upon the adjusted rent schedule stated in Paragraph 21 herein.

For months 2 through 60, rent shall be structured as follows:

Rent breakdown (Years 1-5)	Annual Rent	Monthly Rent
Blended Shell Rent	\$65,858.00	\$5,488.17
Blended Operating Cost	\$32,812.00	\$2,734.33
Blended TI Amortization	\$36,626.00	\$3,052.17
Blended Full Service Rent	\$135,296.00	\$11,274.67

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

LESSOR

SIG	[Redacted]	NAME OF SIGNER	ANDREW E. PETERSON
		ADD	EDGEWATER LN NE SEA WA 98125

IN PRESENCE OF

SIGNA	[Redacted]	NAME OF SIGNER	DONALD G. PETERSON
	[Redacted]		

UNITED STATES OF AMERICA

	[Redacted]	NAME OF SIGNER	TERRIA HEINLEIN
	[Redacted]	OFFICIAL TITLE OF SIGNER	CONTRACTING OFFICER

Paragraph 3 Continued.

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

PACIFIC INDUSTRIAL PARK, LP1
PO BOX 1490
Woodinville, WA 98072-1490

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

One (1) five-year option for total annual blended rent of \$152,864.48.

Provided notice be given in writing to the lessor at least 90 days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

22. Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.



The shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$11,274.67 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR & 
GOVT

INITIALS: _____ LESSOR
 _____ GOVT