SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 10
LEASE NO. GS-07053
DATE, May 11, 2011
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ADDRESS OF PREMISES
Pacific Industrial Park, Building C, 14900 40th Avenue, Suite 102, Marysville, WA 98271 WA7972

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 order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 4, 2011, as follows:

I. In separate correspondence dated 4/9/10, the Government issued a Notice to Proceed for Tenant Improvements in the amount of $150,525.00. Additional tenant improvements for $11,795.91 were ordered with a Notice To Proceed dated 6/3/10. Change orders in the amount of $2,936.97 were approved and raised the total costs for the tenant improvements to $165,257.88. These tenant improvements and the one change order were previously paid via lump sum. Additional change orders in the amount of $132,840.45 are approved and raised the total costs for the tenant improvements to $298,098.33. A new change order, attached and made a part of the lease, in the amount of $6,499.96 is approved and raised the new total costs for tenant improvements to $304,598.29. The portion to be amortized in the rent is $150,525.00, with previously paid amount of $14,732.88 leaves a balance hereby ordered by the Government of $139,340.41

II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of $139,340.41, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

The parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

NAME OF SIGNER

EDGECIVER IN WE SEATTLE

IN PRESENCE OF

NAME OF SIGNER

UNITED STATES OF AMERICA

NAME OF SIGNER

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GSA FORM 276 (REV. 8/2006)
A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Terria Heinlein
400 15th St SW
Auburn, WA 98001-6599

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PON # PS0019818

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

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

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