SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3

ADDRESS OF PREMISES
Northview Corporate Center, 20700 44th Avenue West, Lynnwood, WA 98036-7742

THIS AGREEMENT, made and entered into this date by and between Northview Corporate Center, LLC.,

whose address is: 20700 44th Ave W
Lynnwood, WA 98036-7742

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 date of beneficial occupancy of the
Government leased space as of April 5, update the address of the lessor per paragraph 27, adjust tenant improvement
allowance and lump sum payment, and commence rental payments. The following paragraphs are hereby replaced or
added: Paragraphs 2, 3, 12, 26, and 27.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is
amended effective April 5, 2010.

Paragraph 2 of the lease is amended by deleting the existing text and substituting, in lieu thereof, the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning April 5, 2010 through April 4, 2020, subject to termination and renewal rights as may be hereinafter set forth.

Paragraph 3 of the Lease, as previously modified in SLA 1, is hereby deleted and replaced with the following:

3. The Government shall pay the Lessor $12,435.73 for months 1-6, 35,845.67 for months 7-12 for a total of $289,688.38 per annum for year 1; $35,845.67 per month in years 2-3 for a total of $430,148.03 per annum in years 2-3; $38,011.92 per month in years 4-5 for a total of $466,143.03 per annum for years 4-8; $40,178.17 per month for year 9-10 for a total of $482,138.03 per annum for year 9-10. Rent for a lesser period shall be prorated.

Continued on page 2
### Rent Checks

Rent checks shall be payable to:

One Market Plaza  
Spear Tower  
1 Market Plaza, Ste 4125  
San Francisco, CA 94105-1101

### Paragraph 12

12. In accordance with SFO paragraph 3.3 entitled “Tenant Improvement Rental Adjustment,” Tenant Improvements in the total amount of $700,708.50 shall be amortized through the rent for 5 years at the rate of 2.50%. The total annual cost of Tenant Improvements for the amortization period shall be $149,228.73. Upon completion and acceptance of construction of the Tenant Improvement, the gross rental rate and Tenant Improvement allowance shall be reconciled per SFO paragraph 3.3 entitled “Tenant Improvement Rental Adjustment.” There will be a lump sum TI payment of $78,507.37 (excess TI costs above the Tenant Improvement Allowance plus approved Change orders 1-10, against PDN identifier # PS0016359 for process of payment for remaining TI expenses above TI allowance in lease). 

### Paragraph 26

26. In separate correspondence dated December 7, 2009, the Government issued a Notice to Proceed Letter for Tenant Improvements in the amount of $700,708.50. The total costs for tenant improvements are $779,215.87, broken out as follows:

- Tenant Improvement Costs $717,554.48
- Change Orders $61,661.39

**Breakdown of Tenant Improvement Costs are as follows:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>662,216.35</td>
</tr>
<tr>
<td>Architect / Engineering</td>
<td>18,232.61</td>
</tr>
<tr>
<td>CM Fees</td>
<td>37,105.52</td>
</tr>
<tr>
<td><strong>Total Proposed TI Price</strong></td>
<td><strong>717,554.48</strong></td>
</tr>
</tbody>
</table>

To be applied against Tenant Improvement Allowance (700,708.50)

**Excess Costs to be paid Lump Sum**  
$16,845.98

Continued on page 3
### Change Orders

<table>
<thead>
<tr>
<th>Change Order</th>
<th>Description</th>
<th>Exhibit</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Tele/Data Conduit</td>
<td>A1 – A3</td>
<td></td>
</tr>
<tr>
<td>2R</td>
<td>Generator design, enclosure, permit</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>TV Changes</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Door closer, ADT elec., Server Room lights, backboards</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Server Room: Reverse door, add outlets, UPS engineering</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>6R</td>
<td>UPS distribution design, permit fees</td>
<td>F1 – F2</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>UPS electrical distribution</td>
<td>G</td>
<td></td>
</tr>
<tr>
<td>8R</td>
<td>Backsplashes, light, blinds, signage, floor waxing, paper towel dispensers, structural engineering Server Room: floor sealer, soap dispensers</td>
<td>H1 - H2</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td>I</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Keying, additional security</td>
<td>J</td>
<td></td>
</tr>
</tbody>
</table>

**Total Change Order Costs to be paid Lump Sum**: $61,661.39

The invoice should be submitted electronically to (www.finance.gsa.gov) or sent to the addresses below:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to GSA's Real Estate Acquisition Division at the following address:

General Services Administration
400 15th Street SW, 10PRA
Auburn, WA 98001-6599

A proper invoice must include the following information:

- 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 #: PS0016359

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

Paragraph 27 is added to this lease to state the following:

27. Per attached forms 3518 and ACH; the lessor hereby changes their address to the following; effective immediately:

One Market Plaza
Spear Tower
1 Market Plaza, Ste 4125
San Francisco, CA 94105-1101

All other terms and considerations of the lease shall remain in full force and effect unless otherwise amended.