

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. LWA07062	DATE 6/13/11	PAGE 1 of 2
ADDRESS OF PREMISES Northview Corporate Center, 20700 44 <sup>th</sup> Avenue West, Lynnwood, WA 98036-7742		Bldg #WA7975	

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

whose address is: 20700 44<sup>th</sup> 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 order additional 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 June 7, 2011, as follows:

On May 26, 2011, the Government issued a partial Notice To Proceed (NTP) for construction of TIs on expansion space of 11,663 RSF at 20700 44<sup>th</sup> Ave. W. Lynnwood, WA 98036. This partial NTP was issued in the amount of \$430,134.32. Subsequently, the Lessor submitted the remaining TI costs, including sales tax, property management fees, and alternate data cabling work, totaling \$154,119.68. The initial partial NTP described above is less than the total tenant improvement allowance (TIA) of \$471,603.00 that is stated in the lease. Therefore, this SLA orders \$154,119.68, of which \$41,468.68 is to be amortized in the contract rental rate as the remainder of the Tenant Improvement Allowance (\$471,603.00-\$430,134.32=\$41,468.68), and the TI overage shall be paid to the Lessor via a one-time lump sum payment in the amount not to exceed \$112,651.00. This payment shall occur upon completion, inspection, and acceptance of the work by the Government. Total cost of the project is calculated as not to exceed \$584,254.00, which has been reviewed by the Government and determined to be fair and reasonable.

Only the GSA Contracting Officer has the authority to obligate Government funds for any work, request or demand under the terms and conditions of the contract. While there may be discussions regarding potential changes, you are required to obtain approval from the GSA Contracting Officer through a signature or written affirmation prior to proceeding, regardless of cost.

The Lessor is to maintain a budget log and tracking of all expenditures against the agreed upon amount above and provide this at the request of the government. The Lessor is also required to track all change orders and seek approval of all change orders from the GSA Contracting Officer prior to the commencement of work. Change orders are to be reflected as part of the budget tracking, regardless of cost.

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

SIGNATURE		LESSOR	
[Redacted Signature]		NAME OF SIGNER	John S. Grassi
ADDRESS		Suite 4125	
SIGNATURE		IN PRESENCE OF	
[Redacted Signature]		NAME OF SIGNER	Pathsamee Ly
ADDRESS		Suite 4125	
<b>UNITED STATES OF AMERICA</b>			
[Redacted Signature]		NAME OF SIGNER	TERRIA HEINLEIN
[Redacted Signature]		OFFICIAL TITLE OF SIGNER	CONTRACTING OFFICER
[Redacted Signature]		DATE	6/20/11

The original invoice must be submitted directly to the GSA Finance Office at [www.gsa.finance.gov](http://www.gsa.finance.gov) or the following address:

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 the Contracting Officer at the following address:

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

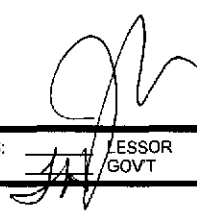
A proper invoice must include the following:

- 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 PDN # PS0020489

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

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

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

INITIALS:  LESSOR  
GOVT