

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 2/9/10 ¹⁴ 4/22/10
	TO LEASE NO. GS-10B-07077	BUILDING NO. WA7979

ADDRESS OF PREMISES Cedar River Corporate Park – Building A
 2200 Lind Avenue SW, Suite 100
 Renton, WA 98057

THIS AGREEMENT made and entered into this date by and between TARRAGON – CEDAR RIVER CORPORATE PARK LLC,

whose address is 1000 SECOND AVENUE, SUITE 3200
 SEATTLE, WA 98104

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

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, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to modify the lease to add 659 rentable square feet (RSF), yielding 653 ANSI/BOMA Office Area square feet (USF) of office, warehouse, and related space:

1. The lessor hereby leases to the Government an additional 659 RSF, yielding 653 USF of office and related space at Cedar River Corporate Park – Building A, 2200 Lind Avenue SW, Renton, WA 98057. During Years 1 – 5 of the lease term, the Government shall pay the Lessor annual rent of \$20,010.05 for the additional square footage. This includes annual rents of \$10,547.97 for shell rent, \$3,687.99 for operating costs, and \$5,774.09 for amortized TI.

During Years 6 – 10 of the lease term, the Government shall pay the Lessor annual rent of \$21,597.44 for the additional square footage. This includes annual rents of \$12,135.36 for shell rent, \$3,687.99 for operating costs, and \$5,774.09 for amortized TI. Lessor shall provide, as part of the rental consideration, facilities, services, utilities, maintenance, and tenant improvements.

Effective upon acceptance of the increased square footage, the total square footage for the lease shall be 17,681 RSF, yielding 17,534 USF, and the annual rent for Years 1 – 5 of the lease term shall be \$533,414.09. The annual rent for Years 6 – 10 of the lease term shall be \$576,003.98.

2. The Lessor shall furnish the additional 659 RSF of space to the Government within 75 working days of receiving of the Government-issued notice to proceed with tenant improvements. In accordance with paragraph 5.13, Construction Schedule and Acceptance of Tenant Improvements, the Lessor shall prepare and provide to the Government, construction documents detailing the Tenant Improvements to be made within the additional 659 RSF with the construction documents for the initial 17,022 RSF.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.



TARRAGON – CEDAR RIVER CORPORATE PARK LLC

President

(Title)

1000 2nd Ave., # 3200, Seattle, WA 98104

(Address)



CONTRACTING OFFICER
 GENERAL SERVICES ADMINISTRATION
 400 15th St. SW, AUBURN, WA 98001

(Official Title)

