

**SUPPLEMENTAL LEASE AGREEMENT**

LEASE AMENDMENT NO. 7	TO LEASE NO. GS-10B-07147	DATE 12/27/11	PAGE 1 of 1
ADDRESS OF PREMISES 840 Ocean Beach Hwy, Longview, WA 98632-4084		BUILDING NUMBER WA8000	

THIS AGREEMENT, made and entered into this date by and between TANDEM PROPERTIES, LLC

whose address is 5311 W Burnside Rd  
PORTLAND, OR 97210-1090

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 accept the space and establish beneficial occupancy.

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

Paragraphs 2 and 3 are hereby deleted in their entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on December 2, 2011 thru Dec. 1, 2026, for fifteen (15 years), subject to renewal rights hereinafter set forth.
3. **RENTAL RATE:** The Government shall pay the Lessor annual rent per the table below, per month in arrears. Rent for a lesser period shall be prorated.

Years	Annual Shell Rate	Annual Operating Rate	Annual TI Rate	Annual Building Specific Security	Total Annual Rent
12/2/11 – 12/1/16	\$66,313.00	\$33,019.79	\$22,947.64	\$ 1,112.41	\$123,392.84
12/2/16 – 12/1/21	\$72,944.30	\$33,019.79	\$22,947.64	\$ 1,112.41	\$130,024.14
12/2/21 – 12/1/26	\$83,860.44	\$33,019.79	\$22,947.64	\$ 1,112.41	\$140,940.28

Rent checks shall be payable to:

Tandem Properties LLC  
c/o Robert Smith  
5311 W Burnside Rd.  
Portland, OR 97210-1090

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

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

**LESSOR – Tandem Properties, LLC**

SIGNATURE	[Redacted]	NAME OF SIGNER Robert E Smith
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ADDRESS	5311 W Burnside Rd, Portland, OR 97210	
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**IN PRESENCE OF**

SIGNATURE	[Redacted]	NAME OF SIGNER VALARIE J. SMITH
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ADDRESS	Portland, OR 97210	
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**UNITED STATES OF AMERICA**

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