

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-10B-07160 BLDG NO. WA7995	DATE 1/26/12	PAGE 1 of 2
ADDRESS OF PREMISES: 400 E. Mill Plain Blvd. Vancouver, WA 98660-3244			

THIS AGREEMENT, made and entered into this date by and between LESSOR, 400 MILL PLAIN CENTER, LLC

whose address is 400 EAST MILL PLAIN BVLD., SUITE 500  
VANCOUVER, WA 98660-3244

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 approve change orders for tenant improvements (TI's) and approve an additional lump sum payment for TI's which exceed the tenant improvement allowance (TIA).

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

[CONTINUED ON PAGE 2]

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

[Redacted]	DR - 400 MILL PLAIN CENTER, LLC
[Redacted]	NAME OF SIGNER CRAIG E. ANGELO
400 E. MILL PLAIN BLVD VANC, WA 98660	

IN PRESENCE OF

[Redacted]	NAME OF SIGNER Nicole Kreig
400 E. Mill Plain Blvd, Suite 500 Vanc, WA 98660	
UNITED STATES OF AMERICA	

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

(CONTINUED FROM PAGE 2 OF 2)

Paragraph 25 is hereby deleted and replaced with the following:

25. TI COSTS OVER THE TENANT IMPROVEMENT ALLOWANCE AND LUMP SUM PAYMENT

The following change order costs have been reviewed and approved by the Government as fair and reasonable. The costs indicated below include all costs for labor, materials, fees, overhead, profit and any other costs required to complete this work. This lease amendment serves as the Notice to Proceed with change order 2 as documented in the attached Exhibit A.

TI Change Orders with NTP Issued by Lease Amendment due to costs exceeding the TIA		
Change Order #1	Provide 2" EMT raceway for Comcast Service	
	<b>TOTAL CHANGE ORDER COSTS (SLA 2)</b>	
Change Order #2	Increase cost to swap installed frames and doors #11 and #12 in room Vest.	
	Credit to change from sheet vinyl to VCT in Rm. #'s 7,9,10,11,&12	
	<b>TOTAL CHANGE ORDER COSTS (SLA 3)</b>	
	<b>TOTAL CHANGE ORDERS TO DATE:</b>	<b>\$3,532.13</b>

Notice to Proceed previously issued for Tenant Improvements dated September 27, 2011 approved a total TI cost of [REDACTED]. SLA 2 provided a Notice to proceed for change order 1 in the amount of [REDACTED]. SLA 3 provides a notice to proceed for change order 2 in the amount of [REDACTED].

With the addition of Change Order 1 and 2, outlined above, the new total TI cost is: \$305,589.77, which exceeds the TIA of \$151,791.88. The remaining costs for TI's over the TIA in the amount of \$153,797.89 will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer. The invoice for Change Order 2 must reference the PS number below.

The original invoice must be submitted electronically to ([www.finance.gsa.gov](http://www.finance.gsa.gov)) with a courtesy copy to the Contracting Officer and the GSA Finance Office at the following addresses:

**Original Documents**

GSA Greater Southwest Finance Center  
Attn: PBS Payments Branch (BCFA)  
P.O. Box 17181  
Fort Worth, TX 76102

**Copies**

General Services Administration  
Attn: Hilda Gonzalez  
400 15<sup>th</sup> Street SW, 10PCS  
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 # PS0021688

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

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

INITIALS: GA & JA  
Lessor Gov't