

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. GS-10B-07187	DATE 1/9/12	PAGE 1 of 2
ADDRESS OF PREMISES 22215 26th Avenue SE Bothell, WA 98011-4425		Building # WA8021	

THIS AGREEMENT, made and entered into this date by and between Arden Realty Limited Partnership

Whose address is: 11601 WILSHIRE BOULEVARD, 4TH FLOOR
LOS ANGELES, CALIFORNIA 90025-0509

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 document agreement of effective start date of CPI adjustments for operating expenses and tax adjustments, and to specify dates of renewal options.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 23, 2011, as follows:

The purpose of this Supplemental Lease Agreement (SLA) #5 is to document agreement of effective start date of CPI adjustments for operating expenses and tax adjustments for total leased space of 30,470 RSF/27,635 ABOA SF, temporary space previously leased notwithstanding (which temporary space was used by Government during a portion of the construction of the premises, and is now a part of the premises leased by Government under this lease). ALSO, dates of renewal options in lease are further specified.

Therefore, Paragraphs 5, 10, and 15 of Standard Form 2 (SF2) are deleted in their entirety and replaced with the same numbered paragraphs below:

5. Provided notice is given in writing to the Lessor at least 120 days before the end of the original lease term or any renewal term (Option 1 by no later than Sunday, April 25, 2021 and, if exercised, Option 2 by no later than Saturday, April 25, 2026), this lease may be renewed at the option of the Government, for the terms and at the rental rates shown below. Said notice shall be computed commencing with the day after the date of mailing. All other terms and conditions of this lease shall remain in effect during any renewal term.

	Option 1 (8/23/21-8/22/26) Annual Rent	Option 1 (8/23/21-8/22/26) Monthly Rent	Option 2 (8/23/26-8/22/31) Annual Rent	Option 2 (8/23/26-8/22/31) Monthly Rent
Shell Rental Rate	\$854,074.10	\$71,172.84	\$1,349,519.30	\$112,459.89
Operating Costs*	\$148,693.60	\$12,391.13	\$148,693.60	\$12,391.13
Real Estate Taxes	\$45,705.00	\$3,808.75	\$45,705.00	\$3,808.75
Full Service Rent	\$1,048,472.70	\$87,372.72	\$1,543,914.90	\$128,659.57

*Amount shown does not reflect annual CPI adjustments as outlined in Paragraph 10 of the lease. Actual amount will be inclusive of base amount shown plus all operating cost adjustments to the date of the option.

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

[Redacted]	NAME OF SIGNER Joaquin de Monet President & CEO 11601 Wilshire Blvd. 4th fl. Los Angeles, Ca 90025
	IN PRESENCE OF
[Redacted]	NAME OF SIGNER Julietta Mayneiro 11601 Wilshire Blvd. 4th fl. Los Angeles, Ca 90025
	UNITED STATES OF AMERICA
[Redacted]	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

10. In accordance with the SFO paragraph 4.3 entitled Operating Costs, the escalation base is established as \$4.88/RSF (\$148,693.60/annum). The base date for CPI adjustments is August 23, 2011, the date of beneficial occupancy of the entire leased space. The first CPI adjustment will be effective August 23, 2012, and CPI adjustments will be effective as of August 23rd of each year thereafter, all payable in monthly installments as referenced in paragraph 4.3 of the SFO.

15. Tax Adjustment: Pursuant to Paragraph 4.2 of the SFO, "Tax Adjustment (AUG 2008)," for purposes of tax escalation, the Government occupies 30,470 / 87,230 (34.93% of Canyon Park East Building D) rentable square feet. Base year taxes are established at \$45,705.00 (\$1 .50/RSF). Taxes shall be increased or decreased from the base pursuant to annual adjustment per Paragraph 4.2 of the SFO. Tax parcel number is identified as #27052900300200. **The first adjustment will be for tax year 2012.**

All other terms and conditions of the Lease shall remain in force and effect unless otherwise amended.

INITIALS:  LESSOR
GOVT