PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease approximately 1588 rentable square feet of Office space located in Bothell, WA for occupancy not later than January 1, 2011 for a total term of 10 years: 5 years firm, and one priced 5 year renewal option. Rentable space must yield a minimum of 1380 square feet to a maximum of 1588 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment.

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS August 2, 2010.

B. STANDARD CONDITIONS AND REQUIREMENTS

4. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):
   a. Space offered must be in a quality building of sound and substantial construction meeting the Government’s requirements for the intended use.
   b. The Lessor shall provide floor plans for the offered space and a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
   c. Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, Life Safety Code or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 2nd floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.
   d. The Lessor shall provide floor plans for the offered space and a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
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   f. The Lessor shall complete any necessary alterations within N/A days after receipt of approved layout drawings.
   g. The Lessor shall provide an active registration in the Central Contractor Registration (CCR) System (via the Internet at http://www.ccr.gov) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessor without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

5. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

- HEAT
- TRASH REMOVAL
- ELEVATOR SERVICE
- INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS
- OTHER
- ELECTRICITY
- CELLED DRINKING WATER
- WINDOW WASHING
- PAINTING FREQUENCY
- POWER (Special Equip.)
- AIR CONDITIONING
- FREQUENCY 2 times/yr
- TOILET SUPPLIES
- CARPET CLEANING
- EVERY 5 years, and as needed
- WATER (Hot & Cold)
- JANITORIAL SERV. & SUPP.
- CARPET CLEANING
- JANITORIAL SERV. & SUPP.
- WINDOW WASHING

6. OTHER REQUIREMENTS

   A. Lessor Agrees to replace Paint & Carpet in Government’s space upon execution of this lease agreement. This work will be mutually scheduled with tenant agency to be conducted in a manner that is lease disruptive to tenant agency.

7. NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government’s General Clauses and Representations and Certifications.

8. BASIS OF AWARD

   - THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA 265-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL, AND/OR, FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."
   - OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING
     - SIGNIFICANTLY MORE IMPORTANT THAN PRICE
     - APPROXIMATELY EQUAL TO PRICE
     - LESS IMPORTANT THAN PRICE
     - (Listed in descending order, unless listed otherwise)
**PART D - OFFER**

(To be completed by Offeror/Owner and remain open until lease awarded)

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

<table>
<thead>
<tr>
<th>Name and Address of Building</th>
<th>Floor(s)</th>
<th>Room Number(s)</th>
<th>SO. FT.</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bothell Way Professional Center</td>
<td>One</td>
<td>201</td>
<td>RENTABLE 1588</td>
<td>GENERAL OFFICE</td>
</tr>
<tr>
<td>19110 Bothell Way NE, #201</td>
<td></td>
<td></td>
<td>ADDA 1380</td>
<td></td>
</tr>
<tr>
<td>Bothell, WA 98011-2970</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. TERM

3. To have and to hold, for the term commencing on January 1, 2011 and continuing through December 31, 2021 inclusive. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

C. RENTAL

4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

<table>
<thead>
<tr>
<th>Amount of Annual Rent</th>
<th>HVAC Overtime Rate Per Hour</th>
<th>Electronic Funds Transfer Payment Shall Be Made To</th>
</tr>
</thead>
<tbody>
<tr>
<td>Months 1-60: $40267.71</td>
<td>$0.00</td>
<td>Romero Properties LLC</td>
</tr>
<tr>
<td>Months 61-120: $42281.10</td>
<td></td>
<td>19110 Bothell Way NE</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Suite 101</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bothell, WA 98011-1961</td>
</tr>
</tbody>
</table>

9a. Name and Address of Owner (Include ZIP code) - Romero Properties LLC, Debra Helow-Romero, 19110 Bothell Way NE, Suite 101

9b. Telephone Number of Owner - 247C

11a. Name of Owner or Authorized Agent (Type or Print) - Debra Helow-Romero

11b. Title of Person Signing - Owner

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-29-10</td>
</tr>
</tbody>
</table>
PART III - AWARD (To be completed by Government)

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

   1. Attachment #1- Minimum Lease Security Standards
   2. Attachment #2- Prelease Fire protection and Life Safety Evaluation
   3. Attachment #3- Additional requirements and Certificate of Seismic Compliance

4. One (Five-Year) renewal option may be exercised in this lease, to be effective January 1, 2016. Rental Rate will be $42281.10 annually, $3523.43 monthly. Annual adjustments for Operating Expenses per the Consumer Price Index will apply for this renewal period only, as follows:

   The base for the operating costs adjustment will be established when renewal option is exercised, based upon ANSI/BOMA Office Area square feet.

   a. Beginning with the second year of the renewal period and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy. Applicable costs listed on GSA Form 1217, Lessor's Annual Cost Statement, when negotiated and agreed upon, will be used to determine the base rate for operating costs adjustment.

   b. The amount of adjustment will be determined by multiplying the base rate by the annual percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the lease commencement date with the index figure published for the month prior which begins each successive 12-month period. For example, a lease which commences in June of 2005 would use the index published for May of 2005, and that figure would be compared with the index published for May of 2006, May of 2007, and so on, to determine the percent change. The Cost of Living Index will be measured by the Department of Labor revised Consumer Price Index for urban wage earners and clerical workers, U.S. city average, all items figure, (1982 to 1984 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the lease; however payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the commencement of each 12-month period.

   c. In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the lease, the rental amount will be reduced accordingly. The amount of such reductions will be determined in the same manner as increases in rent provided under this paragraph.

   d. The offer shall clearly state whether the rental is firm throughout the term of the lease or if it is subject to annual adjustment of operating costs as indicated above. If operating costs will be subject to adjustment, those costs shall be specified on GSA Form 1364, Proposal to Lease Space, referenced in this solicitation.

   e. If the Government exercises an option to extend the lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

   3a. NAME OF CONTRACTING OFFICER (Type or Print)

   3b. NAME OF CONTRACTING OFFICER

   3c. DATE

   11/2/10