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

2. The Government of the United States of America is seeking to lease approximately 1,600 rentable square feet of space located in Elkhorn, Washington for occupancy not later than January 1, 2010 for a term of ten (10) years, five (5) years firm. Rentable space must yield a minimum of 1,600 to a maximum of 1,600 square feet of ANSI/BOMA Office Area (A/BOA) for use by Tenant for personnel, furniture, and equipment.

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS September 30, 2009.

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 (GOVERNMENT):

a. The lease shall be for a period of ten (10) years, five (5) years firm, with option to purchase.

b. The lease shall include all furniture, fixtures, and equipment (if any) owned by the Lessee at the time of occupancy.

5. OTHER REQUIREMENTS

Offers should also include the following with their offers:

1. GSA Form 3626 U.S. GOVERNMENT LEASE FOR REAL PROPERTY (Short Form)
2. GSA Form 3626 U.S. GOVERNMENT LEASE FOR REAL PROPERTY - Attachments
3. Special Space Requirements
4. Amendment 1 to Solicitation for Offers BWA07215
5. Amendment 2 to GSA Form 3517 (REV 11/09)
6. GSA Form 3314, Proposal to Lease Space (OS/08)
7. GSA Form 3217, Lessors' Annual Cost Statement
8. Lease Cost Breakdown Summary
9. GSA Form 3517, General Clauses
10. GSA Form 3518, Representations and Certifications
11. GSA Form 3516, Solicitation Provisions
12. GSA Form 12000, Prelease Fire Protection and Life Safety Evaluation, Low Rise Building
13. Pre-Lease Building Security Plan
14. Building Security Unit Price List
15. Lessors’ Certification of Seismic Compliance
16. Disclosure of Censorship Access to Offeror’s Proprietary Information
17. Real Estate Broker Commission Agreement
18. Floor plans of proposed space

The estimated cost to prepare the space for occupancy by the Government and the Offeror’s proposed amortization rate for tenant alterations shall be included as part of the rental consideration.

The Government requires four (4) reserved parking spaces. These spaces shall be secured and lit in accordance with this solicitation. The cost of these parking spaces shall be included as part of the rental consideration.

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

B. BASIS OF AWARD

[ ] FOR A TENTATIVE OFFER WITH FEATURES AND TERMS OF OFFER, AS DETERMINED BY THE ADMINISTRATOR, WHICH MEET THE GOVERNMENT'S REQUIREMENTS, WITHOUT RESERVATIONS OR LIMITATIONS, AND WHICH IS NOT SUBJECT TO CHANGE AFTER SUBMISSION OF THE PROPOSAL.

[ ] FOR A TENTATIVE OFFER WITH FEATURES AND TERMS OF OFFER, AS DETERMINED BY THE ADMINISTRATOR, WHICH MEET THE GOVERNMENT'S REQUIREMENTS, BUT ARE SUBJECT TO CHANGE AFTER SUBMISSION OF THE PROPOSAL, UPON WRITTEN NOTICE TO THE OFFEROR.

[ ] FOR THE OFFER WITH FEATURES AND TERMS OF OFFER, AS DETERMINED BY THE ADMINISTRATOR, WHICH MEET THE GOVERNMENT'S REQUIREMENTS, SUBJECT TO CHANGE AFTER SUBMISSION OF THE PROPOSAL, UPON WRITTEN NOTICE TO THE OFFEROR.

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GSA Form 3626 (Rev. 4/2009) Prescribed by APO 2800 285
PART II - OFFER
(Tobe completed by Offeror/Owner and remain open until lease award)

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

1. NAME AND ADDRESS OF BUILDING (Include Apt. # if any):
   304 South Water Avenue, Suite 201
   Ellensburg, Washington 98926

2. LOCATION(S) IN BUILDING:
   2

   a. SQUA RE FT
      RENTABLE: 1,000
      AVAIL: 1,000

   b. RENTAL RATE
      PER SQ. FT: $1.50

   c. RENT
      $2,150.00

3. LOCATION(S) IN SITE:

4. DESCRIPTION OF SITE:

B. TERM

3. To have and to hold, for the term commencing on February 1, 2016 and continuing through January 31, 2020 inclusive. The Government may terminate this lease in whole or in part at any time on or after February 1, 2015, by giving at least ninety (90) days notice in writing to the Lessee. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

4. The Government shall have the right to an option for an additional 5 years at $37,800.00 with ninety (90) days notice prior to the end of the term of this lease.

C. RENTAL

5. Rent shall be payable in arrears and will be due on the first working day 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 working day of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

   AMOUNT ANNUAL RENT: $37,800

   RENT PER SQ FT: $1.50

   RENT PER MONTH: $2,150.00

   ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO Y.J. LLC.

   Y.J. LLC
   309 S. Main Street
   Ellensburg, Washington 98926

D. SIGNED BY

Jack Wadkins, Manager
309 South Main Street
Ellensburg, Washington 98926

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT AUTHORIZED CONTRACTING OFFICER.

Authorized Contracting Officer

Michael J. O'Brien

[Signature]

[Date] 08/06/10

[RAW (To be completed by Government)]

This lease which consists of the following attached documents: (a) this GSA Form 3626, Leases, and (b) the following changes or additions made or agreed to by you.

[Signature]

[Date] 12/11/10

General Services Administration
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