

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 8

TO LEASE NO. **GS-10B-07227** BLDG NO. **WA8026ZZ**

ADDRESS OF PREMISES
3809 Broadway, Everett, WA 98201-5031

THIS AGREEMENT, made and entered into this date by and between CEP – EMS 07, LLC

Whose address is 2829 Rucker Avenue, Suite 100, Everett, WA 98201-3456

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective March 25, 2013, as follows:

Lease Amendment (LA) Number 8 has been prepared to incorporate the alterations of the first floor of the 3809 Broadway Building.

The Government will be contracting separately from this lease contract for these services. All work will be done in accordance with building rules and regulations, and approved by the Lessor.

Details of the statement of work are attached as Exhibit A, Page 1-2.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment.

Warranty and Maintenance: The Government shall warranty the tenant improvements for 1 year. The Lessor shall maintain the tenant improvements in accordance with Standard Form 2 GS-10B-07156 with Lease Amendments #1 through #7, and GSA Form 3517 General Clauses.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE
Signature: _____
Name: THOMAS P. HUBAN, JR.
Title: MANAGER
Entity Name: CEP-EMS 07, LLC
Date: _____

FOR THE
Signature: _____
Name: ANDREW J. MOHL
Title: Lease Contracting Officer
CONTRACTING OFFICER
Entity Name: GSA, Public Building Service
Date: APR 2 2013

WITNESSE
Signature: _____
Name: BRETT A. CARLTON

Title: SR. V.P.
Date: 3/26/13