

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. <u>2</u>	TO LEASE NO. GS-10B-07236	DATE <u>12/12/11</u>	PAGE 1 of 2
ADDRESS OF PREMISES Alderwood West Center, 18905 33 rd Avenue, Suite 200, Lynnwood, WA 98036		Bldg # WA7765ZZ	

THIS AGREEMENT, made and entered into this date by and between J & J ALDERWOOD, LLC,

whose address is: 30500 SE 79th Street
Issaquah, WA 98027

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 the initiation of rental payment for shell rent and operating rent only.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 11, 2011, as follows: Supplemental Lease Agreement No. 2 is issued to begin paying reduced rent. The rent amount does not include amortized tenant improvements.

The following paragraphs are hereby deleted in its entirety and replaced: Paragraphs 3, 20.

3. "The Government shall pay the Lessor Annual Rent of ~~\$153,278.92~~, at the rate of ~~\$12,773.24~~ per month in arrears starting **November 11, 2011**. These rental amounts are for shell rent and operating rent only, the amount of the amortized Tenant Improvements will be added to the annual rent upon reconciliation of these costs and memorialized by executing a Supplemental Lease Agreement upon acceptance of the space for beneficial occupancy.

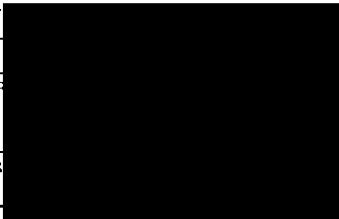


	Base Shell Rent	Operating Costs	Taxes	Amortized TIs	Annual Rent	Monthly Rent
Years 1 - 5	\$103,921.19	\$37,340.43	\$12,017.30	\$0.00	\$153,278.92	\$12,773.2433
Years 6 - 10	\$127,182.70	\$37,340.43	\$12,017.30	N/A	\$176,540.43	\$14,711.7025

Operating Costs are subject to CPI adjustments. Real Estate Taxes are subject to adjustment. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: J & J Alderwood LLC, 30500 SE 79th Street, Issaquah, WA 98027.

20. Notwithstanding Paragraph 3 of this SLA No. 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence upon final occupancy and completion of Tenant Improvements with the first month of the rental payments and will continue until the commission credit has been accounted for.

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

LESSOR	
SIGNATURE 	NAME OF SIGNER <u>Jordan Lott</u>
ADDRESS <u>#140 Nugget Road Issaquah WA 98027</u>	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER <u>Mimi Grant</u>
ADDRESS <u>20855 SE 15th Nugget Rd Ste 140 Issaquah WA 98029</u>	
UNITED STATES OF AMERICA	
	NAME OF SIGNER <u>TERRIA HEINLEIN</u>
	OFFICIAL TITLE OF SIGNER <u>CONTRACTING OFFICER</u>

20. (Continued) The monthly rent adjusted for the commission credit upon completion of Tenant Improvements and final occupancy is as follows:

Rent Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit Owed	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$18,548.40	\$8,660.10	██████████	██████████	██████████
Month 2	\$18,548.40	\$8,660.10	██████████	\$0.00	██████████
Month 3	\$18,548.40	\$8,660.10	\$0.00	\$0.00	\$18,548.40

All other terms and considerations of the lease shall remain in full force and effect unless otherwise amended.

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