

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-10B-07236	DATE 2/2/12	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 provide Notice to Proceed with construction of Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 26, 2012, as follows:

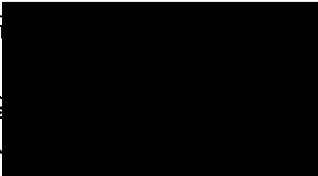
The Government has reviewed the Lessor's Tenant Improvement (TI) cost proposals dated January 10, 2012 and determined that the proposals are fair and reasonable. This SLA serves as the Lessor's Notice to Proceed for the construction of TIs in the amount of **\$224,829.53** including TIs in the amount totaling \$215,330.58 and security improvements in the amount totaling **\$9,498.95**. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work.


The total cost for Tenant Improvements in the amount of **\$215,330.58** will be amortized into the rental rate and memorialized by executing a Supplemental Lease Agreement upon acceptance of the space for beneficial occupancy. This amount DOES NOT exceed the Tenant Improvements Allowance of \$298,723.20.

The total cost for Security Improvements in the amount of **\$9,498.95** shall be reimbursed to the Lessor in lump sum payment upon completion, inspection and acceptance of the Scope of Work by the Government.

(Continued on Page 2)

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Jeremy Lott
ADDRESS 7 th St Issaquah WA 98027	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Mimi Grant
ADDRESS 30500 SE 79 th St Issaquah WA 98027	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE CONTRACTING OFFICER

SUPPLEMENTAL LEASE AGREEMENT NO. 3

LEASE NO. GS-10B-07236

Page 2 of 2

All invoices should be submitted electronically to the U.S. General Services Administration (www.finance.gsa.gov) with a courtesy copy to Terria Heinlein.

Invoice Address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy:

General Services Administration
c/o Terria Heinlein
400 15th St. SW (10PRAA)
Auburn, WA 98001-6599

A proper invoice must include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of term delivered
- GSA invoice reference number : PDN# **PS0022601**

Upon completion of improvements and acceptance of space for beneficial occupancy by the Government, a Supplemental Lease Agreement will be issued to determine the rental rate, including any adjustments to Tenant Improvements costs as well as occupancy date.

With this Notice to Proceed, the Lessor hereby agrees to provide the following:

- All permits, such as, but not limited to, building, plumbing, HVAC, electrical, fire alarm, and occupancy permits for the work described in the Working / Construction Drawings.
- All needed materials and labor for accomplishing the work.
- The date of substantial completion will be determined through subsequent SLA.

Any changes and alterations to the scope of work/line items or delivery time under this contract must be authorized in advance, in writing, by the Contracting Officer; otherwise, the contractor assumes all risks and consequences for performing work or changes requested by anyone not authorized to issue such order.

The Lessor hereby waives and forever relinquishes any right to make a claim against the Government for waste, damages or restoration arising from or related to the work described in Exhibit # 1 (2 pages). At the Government's sole discretion, property remaining in leased space after termination of the lease contract will become the property of the Lessor.

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

GSA FORM 276 (REV. 8/2006) **BACK**

INITIALS:

LESSOR

&

GOV'T