THIS AGREEMENT, made and entered into this date by and between Washington State University, whose address is: 240 French Administration Building, PO Box 641025, Pullman, WA 99164-1025, 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 accept the building sprinkler system and to establish the amortized tenant improvements amount.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 8, 2012 as follows:

Exhibit A, Section II, Lines 10, 11 and 12 are hereby deleted in their entirety and replaced with the table below:

<table>
<thead>
<tr>
<th>Months</th>
<th>Shell</th>
<th>Operating Expenses</th>
<th>Tenant Improvements*</th>
<th>Total Annual Rent</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/8/11 - 11/7/12</td>
<td>$85,500.00</td>
<td>$139,500.00</td>
<td>$0.00</td>
<td>$225,000.00</td>
<td>$18,750.00</td>
</tr>
<tr>
<td>11/8/12 - 3/7/16</td>
<td>$85,500.00</td>
<td>$139,500.00</td>
<td>$38,227.54</td>
<td>$263,227.54</td>
<td>$21,935.63</td>
</tr>
<tr>
<td>3/8/16 - 3/7/21</td>
<td>$98,800.00</td>
<td>$161,200.00</td>
<td>$38,227.54</td>
<td>$298,227.54</td>
<td>$24,852.29</td>
</tr>
</tbody>
</table>

* The Tenant Improvement amortization shall be for $296,831.13, per Attachment A at an annual interest rate of 1.7%. Amortization payments are rounded.

Composite ABOA per SQ FT Rates listed in Exhibit A, Section II, Line 13 are adjusted accordingly.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the be

FOR THE LESSOR:

Signature: __________________________
Name: __________________________
Title: __________________________
Entity Name: VP for Business & Finance
Date: 11/4/12

FOR THE GOVERNMENT:

Signature: __________________________
Name: __________________________
Title: __________________________
Entity Name: GSA, Public Buildings Service
Date: 11/4/12

WITNESSED FOR THE LESSOR BY:

Signature: __________________________
Name: __________________________
Title: Administrative Assistant
Date: 11/4/12

Lease Amendment Form 09/12