

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-10B-07260 BLDG NO. WA7433
ADDRESS OF PREMISES 1104 N Western Wenatchee, WA 98801-1230	

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:

Annual Rent					
Months	Shell	Operating Expenses	Tenant Improvements*	Total Annual Rent	Total Monthly Rent
3/8/11 – 11/7/12	\$85,500.00	\$139,500.00	\$0.00	\$225,000.00	\$18,750.00
11/8/12 – 3/7/16	\$85,500.00	\$139,500.00	\$38,227.54	\$263,227.54	\$21,935.63
3/8/16 – 3/7/21	\$98,800.00	\$161,200.00	\$38,227.54	\$298,227.54	\$24,852.29

* 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 below date:

FOR THE LESSOR

Signature: _____
 Name: _____
 Title: Roger D. Patterson
 Entity Name: VP for Business & Finance
 Date: 11/14/12

FOR THE GOVERNMENT

Signature: _____
 Name: _____
 Title: _____
 Entity Name: GSA, Public Buildings Service
 Date: 11/14/12

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Desiree L. Jackson
 Title: Administrative Assistant
 Date: 11/14/12