

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 3

TO LEASE NO. **GS-10B-07393**
BLDG. NO. **WA8044ZZ**

1350 SLATER ROAD, SUITE 5
FERNDALE, WA 98248-8941

THIS AGREEMENT, made and entered into this date by and between SILVER CREEK GROUP, LLC

whose address is

1350 SLATER ROAD, SUITE 9
FERNDALE, WA 98248-8941

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 approve and document a change order that will increase the total Tenant Improvement (TI) cost.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 19, 2013, as follows:

I. Notice to Proceed for TI costs over the Tenant Improvement Allowance and Lump Sum Payment

- I. In separate correspondence dated August 5, 2013 the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$93,324.55. This total cost exceeded the Tenant Improvement Allowance of \$67,546.32, which is stated in the lease and amortized into the rent. In Lease Amendment #2 dated August 23, 2013, GSA approved Change Order #1 in the amount of [REDACTED]
- II. This Lease Amendment #3 is issued to approve Change Order #2 to add wheel stops and striping in the paved wareyard, include taxes for Change Order #1. The total amount to be approved in this Lease Amendment #3 is [REDACTED] that exceeds the Tenant Improvement Allowance. Upon completion, inspection and acceptance of the work and upon receipt of original invoice, the Government shall reimburse the Lessor for the revised Tenant Improvement Overage in a lump sum payment in the amount of [REDACTED]

The original invoice must be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to the Contracting Officer and the GSA Finance Office at the following addresses:

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

FOR THE LESSOR

Signature: [REDACTED]
Name: Cleo Callen
Title: Member
Entity Name: SILVER CREEK GROUP, LLC
Date: 10/23/2013

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Ron Weber, Terria Heinlein
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 10/24/13

WITNESSED

Signature: [REDACTED]
Name: [REDACTED]
Title: Member
Date: 10-23-2013

Invoice Address:

General Services Administration
PBS Payment Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:

U.S. General Services Administration
Attn: Ron Weber
Leasing Contracting Officer
400 15th Street SW
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 the items delivered
- GSA PDN # **PS0026985**

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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

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