

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 8
	TO LEASE NO. GS-10B-07393 BLDG WA8044ZZ
ADDRESS OF PREMISES 1350 Slater Road, Suite 5 Ferndale, WA 98248-8941	PDN Number: N/A

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 and to amend the effective date of the Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2014 as follows:

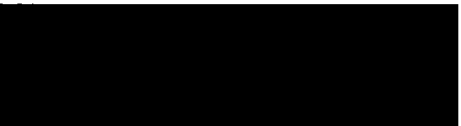
Paragraphs 1.03 is deleted in its entirety and replaced below.

Continued on Page 2

This Lease Amendment contains 2 pages.

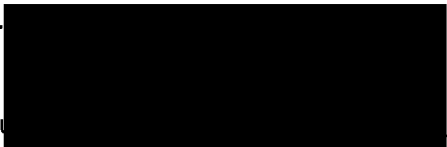
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR



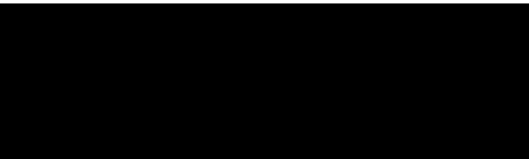
Signature: _____
Name: CEO Carter
Title: member
Entity Name: SilverCreekGroup LLC
Date: 9-10-2014

FOR THE GOVERNMENT



Signature: _____
Name: AMY ANDERSON
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 23 Sept 2014

WITNESS



Signature: _____
Name: _____
Title: Member
Date: 9-10-2014

1.03 RENT AND OTHER CONSIDERATION (AUG 2011)

A. The Government shall pay the Lessor annual rent, payable monthly installments in areas, at the following rates:

	<u>September 1, 2014 - September 30, 2018</u>		<u>October 1, 2018 – September 30, 2023</u>	
	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent
Shell Rent ¹	\$38,505.25	\$3,208.77	\$44,570.57	\$3,714.21
Tenant Improvements Rent ²	\$9,411.24	\$784.27	\$9,411.24	\$784.27
Operating Costs	\$11,533.30	\$961.11	\$11,533.30	\$961.11
Total Annual Rent	\$59,449.79	\$4,954.15	\$65,515.11	\$5,459.59

¹Shell Rent includes wareyard space.

²The Tenant Improvements Allowance is amortized at a rate of 7 percent per annum over 10 years.

- B. Rent is subject to adjustment based upon a physical mutual measurement of Space upon acceptance, not to exceed 2,990 ABOA SF based upon the methodology outlined in the "Payment" clause of GSA Form 3517.
- C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.
- D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.
- E. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.
- F. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:
 - 1. The leasehold interest in the Property described in "Paragraph 1.01 THE PREMISES" created herein;
 - 2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
 - 3. Performance or satisfaction of all other obligations set forth in this Lease; and all services utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.
- G. Parking shall be provided at a rate of \$0 per parking space (Structure), and \$0 per parking space per month (Surface).

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

INITIALS: CC & [Signature]
 LESSOR & GOVT