GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  

LEASE AMENDMENT No. ___5___  
TO LEASE NO. GS-10P-LWA08047  

ADDRESS OF PREMISES:  
COLUMBIA CENTER  
701 FIFTH AVENUE  
SEATTLE, WASHINGTON 98104-7097  

PDN Number: PS0028299  

THIS AGREEMENT, made and entered into this date by and between Columbia Center Property, LLC  
whose address is:  
Beacon Capital Partners  
200 State Street, Suite 500  
Boston, Massachusetts 02109-2605  

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:  

WHEREAS, the parties hereto desire to amend the above Lease by reconciling the lump sum payment of Lease Amendment 3  
and reconciling the total BSAC Costs and total Tenant improvement costs.  

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is  
amended, effective on April 15, 2014, as follows:  

NOTICE TO PROCEED FOR TENANT IMPROVEMENTS AND PROJECT RECONCILIATION  

This Lease Amendment contains 3 pages plus exhibits  

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: Andrew L. Watts  
Title: Vice President  
Entity Name: Columbia Center Property LLC  
Date: 6/23/2014  

FOR THE GOVERNMENT:  

Signature:  
Name:  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Buildings Service  
Date: 6/24/14  

WITNESSED FOR THE LESSOR BY:  

Signature:  
Name:  
Title:  
Date:  

Lease Amendment Form 09/12  

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I. **BSAC Costs and Reconciliation:** Lease Amendment No. 2 represented the Notice to Proceed (NTP) with construction of BSAC items in the amount NTE $603,837.44. This lease amendment notifies the Lessor that additional construction of BSAC items in the amount of $43,660.84 is being used. This amount consists of change orders #5 (a portion of), 14, 16 and 20 (Exhibit 1) which were previously approved under the tenant improvement lump sum in Lease Amendment 3, which are now going to be transferred and applied as BSAC costs. These costs will be reduced from the total lump payment previously authorized in Lease amendment 3 from the tenant improvement lump sum and will be applied to the remaining balance of BSAC allowance. This amount utilizes the full BSAC amount allotted in the lease of $647,498.28 (i.e., $603,837.44 + $43,660.84) which will be amortized over the term of the Lease as stipulated in the Lease.

II. **Tenant Improvement Change Orders and Allowance Reconciliation:** The Government hereby authorizes an additional $24,860.80 to be paid via lump sum under this Lease Amendment 5. This amount consists of the SOW approvals for change orders CO 21, 23, 24, 26, Lessor's Permit allowance reconciliation, Lessor Keying change order, and Lessor Freight allowance reconciliation (Exhibit 2).

III. **Total Lump Sum Payment.** The Total lump sum payment in Lease amendment 3 has now been reconciled accordingly and the lump sum payment has been adjusted. The new total lump sum payment which includes the BSAC reconciliation noted in a paragraph (I) of this Lease Amendment and totals noted in paragraph (II) of this Lease Amendment is now NTE $2,127,651.80 TOTAL LUMP SUM PAYMENT under the contract. This total amount includes all previously approved tenant improvement change orders, Lessor’s change orders and allowance reconciliations, and reallocation of change orders from the tenant improvement allowance to BSAC allowance. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of $2,127,651.80. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Or online at: [www.finance.gsa.gov](http://www.finance.gsa.gov)

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: James A. Coffelt
PBS, 10PRAA
400 15th Street SW
Auburn, WA 98001
james.coffelt@gsa.gov

INITIALS: [Signature]
LESSEE

[Signature]
GOVT

Lease Amendment Form 09/12
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 # PS0028299

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

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.