

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-06885	DATE 11/18/11	PAGE 1 of 2
ADDRESS OF PREMISES 1118 S. Kimball Ave, Caldwell, ID 83606		BUILDING NUMBER ID4378	

THIS AGREEMENT, made and entered into this date by and between **OFFICE SPACE CORPORATION**

whose address is 15908 62nd Ave SE
SHOHOMISH, WA 98296

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 change orders for tenant improvements (TI's) within the tenant improvement allowance (TIA). Paragraph 2 and 23 are deleted and Paragraph 25 of the lease and Exhibit A are hereby added.

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

Paragraph 3 is hereby deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent of \$193,378.18 at a rate of \$16,114.84 per month in arrears for year 1-10.

	Annual Rent Years 1-10	Monthly Rent Years 1-10
Shell Rental Rate	\$78,577.00	\$6,548.08
TI Rental Rate	\$33,251.18	\$2,770.93
Operating Cost	\$81,550.00	\$6,795.83
Full Service Rent	\$193,378.18	\$16,114.84

Rent checks shall be payable to:

Office Space Corporation
15908 62nd Ave SE
Shohomish, WA 98296

CONTINUED ON PAGE 2

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR - Office Space Corp.

SIGNATURE <i>Sylvia Hershberger</i>	NAME OF SIGNER Sylvia Hershberger
ADDRESS 15908 62 nd Ave SE Shohomish WA 98296	

IN PRESENCE OF

SIGNATURE <i>[Signature]</i>	NAME OF SIGNER
ADDRESS	
UNITED STATES OF AMERICA	
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER
OFFICIAL TITLE OF SIGNER	

Paragraph 23 is hereby deleted in its entirety and replaced with the following:

23. In accordance with SFO paragraph 2.3, **Broker Commission and Commission Credit**, CBRE, Inc. is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of [REDACTED] of the firm term value of years 1-5 and [REDACTED] of the firm term value of years 6-10 of this lease. The total amount of the Commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First month's rental payment of \$16,114.84 minus the prorated commission credit of [REDACTED] equals [REDACTED] adjusted first month's rent.

Second month's rental payment of \$16,114.84 minus the prorated commission credit of [REDACTED] equals [REDACTED] adjusted second month's rent.

Third month's rental payment of \$16,114.84 minus the prorated commission credit of [REDACTED] equals [REDACTED] adjusted third month's rent.

Paragraph 25 is hereby added:

25. Notice to Proceed for Change Orders

The following change order costs have been reviewed and approved by the Government as fair and reasonable. The costs indicated below include all costs for labor, materials, fees, overhead, profit and any other costs required to complete this work. This lease amendment serves as the Notice to Proceed with Change Orders 1 and 2 as documented in the attached Exhibit A.

TI Change Orders with NTP Issued by Lease Amendment		
Change Order #1	[REDACTED]	[REDACTED]
Change Order #2	Data Cabling Upgrades	[REDACTED]
TOTAL CHANGE ORDER COSTS (Amendment 1):		\$8,899.66

Notices to Proceed previously issued for Tenant Improvements dated October 12, 2011 approved a total TI cost of: \$234,042.08.

With the addition of Change Orders 1 and 2, outlined above, the new total TI cost is: \$242,941.74.

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

INITIALS:  & 
 LESSOR & GOVT