

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07100	DATE May 10, 2011	PAGE 1 of 2
ADDRESS OF PREMISES The Foremost Building, 2413 Pacific Avenue S., 2 nd Floor, Tacoma, Washington		BUILDING NO.: WA7985	

THIS AGREEMENT, made and entered into this date by and between 2413 PACIFIC AVENUE LIMITED PARTNERSHIP

whose address is 270 S. HANFORD STREET #100
SEATTLE, WA 98134 - 1838

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 order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective April 19, 2011, as follows:

I. In separate correspondence dated April 13, 2011, the Government issued a Partial Notice to Proceed in the amount of \$750,618.00. The Government has reviewed the full TI costs. This letter represents your Final Notice to Proceed (NTP) with construction of the TIs not to exceed the amount of \$1,201,313.30, for the total cost of Tenant Improvements in the amount of \$1,951,931.30. The amount of \$750,618.00 will be amortized over the firm term of the lease. The Government hereby orders the balance of \$1,201,313.30 to be paid via lump sum. Completion of construction shall be no later than Thursday, July 21, 2011.

II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,201,313.30. 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

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

LESSOR	
SIGNATURE <i>Donald R. Ayres</i>	NAME OF SIGNER Donald R. Ayres
ADDRESS 270 S. Hanford St Suite 100 Seattle, WA 98134	
IN PRESENCE OF	
SIGNATURE <i>Karen Specht</i>	NAME OF SIGNER Karen Specht
ADDRESS 270 S Hanford St, Suite 100 Seattle, WA 98134	
UNITED STATES OF AMERICA	
SIGNATURE <i>TERRIA HEINLEIN</i>	NAME OF SIGNER TERRIA HEINLEIN
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	

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

General Services Administration
Attn: Terria Heinlein
PBS, 10PTE
400 15th Street SW
Auburn, WA 98001
terria.heinlein@gsa.gov

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 # PS0020151

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

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

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

INITIALS: PRH LESSOR _____ GOVT

INITIALS: DCA LESSOR & JH GOVT