

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

April 27, 2010

LEASE NO.

GS-10B-07135

THIS LEASE, made and entered into this date by and between COLUMBIA CENTER PROPERTY, LLC

whose address is C/O BEACON CAPITAL PARTNERS
200 STATE STREET, 5TH FLOOR
BOSTON, MA 02109

and whose interest in the property hereinafter described is that of **OWNER**

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

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 23,389 rentable square feet (RSF) of office and related space, which yields 20,476 ANSI/BOMA Office Area square feet (USF) of space at Columbia Center, 701 5th Avenue, Seattle, WA 98104 to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning upon completion and acceptance of the work required by this lease and continuing for a period of three (3) years, subject to termination and renewal rights as may be hereinafter set forth. The actual lease term dates will be forth established by Supplemental Lease Agreement.

3. The Government shall pay the Lessor annual rent of \$769,264.20 at the rate of \$64,105.35 per month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

COLUMBIA CENTER PROPERTY, LLC
C/O BEACON CAPITOL PARTNERS
200 STATE STREET
5TH FLOOR
BOSTON, MA 02109-2628

4. The Government is not entitled to early termination rights in this lease.

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

LESSOR

COLUMBIA CENTER PROPERTY, LLC

BY

Jimmy B. Fletcher
(Signature)

Senior Managing Director
(Title)

IN PRESENCE OF

Gloria Hanchina
(Signature)

(Address)

UNITED STATES OF AMERICA

BY

Lerina Heinlein
(Signature)

Contracting Officer, General Services Administration
(Official Title)

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals: N/A
6. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO #9WA2335 dated January 08, 2010.
 - B. Build out in accordance with standards set forth in SFO #9WA2335 dated January 08, 2010, and the Government's design intent drawings. Government space plans shall be developed subsequent to award. All tenant alterations to be completed by the lease effective date identified under Paragraph 2 above. Lease term to be effective on date of occupancy, if different from the date identified in Paragraph 2. The Lessor hereby waives restoration.
 - C. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
7. The following are attached and made a part hereof:
 - A. Solicitation for Offer #9WA2335 dated January 08, 2010.
 - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])
8. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$102,380.00 (20,476 USF x \$5.00) shall be amortized through the rent for 3 years at the rate of 8%. The total cost of Tenant Improvements for the amortization period shall be \$115,495.82.
9. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 1.53%.
10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$5.57/RSF.
11. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.14226 (23,389 RSF/20,476 USF).
12. In accordance with the SFO paragraph entitled *Adjustment for Vacant Premises*, the adjustment is established as \$1.00/USF for vacant space (rental reduction).
13. In accordance with the SFO Paragraph entitled *Overtime Usage*, the rate for overtime usage is established as \$60.00 per hour for the entire building or any portion thereof.
14. Security costs in the total amount of \$0.00 shall be amortized through the rent.
15. In accordance with SFO Paragraph 4.2, "Tax Adjustment GSAM 552.270-24," for purposes of tax escalation, the Government occupies 23,389 rentable square feet (1.53%). The current tax base is \$2.40 per RSF annually, and this tax rate is included in the base rental amount.

The Lessor hereby waives restoration.

LESSOR

UNITED STATES OF AMERICA

BY _____

JBT
(Initial)

BY _____

JH
(Initial)