

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE <b>SUPPLEMENTAL LEASE AGREEMENT</b>	Supplemental Agreement No. 1	Date: 9/21/11
TO LEASE NO. <b>GS-10B-07135</b> <b>WA7594ZZ</b>		Building #

ADDRESS OF PREMISES: Columbia Center 701 5<sup>th</sup> Avenue, Suite 2200, Seattle, WA 98104  
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THIS AGREEMENT, made and entered into this date by and between Columbia Center Property, LLC

Whose address is **C/O BEACON CAPITAL PARTNERS, 200 State Street, 5<sup>th</sup> Floor, Boston, MA 02109**

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 reflect the completion and final cost of Tenant Improvements, and to document Beneficial Occupancy of Suite 2200 consisting of 23,389 RSF/20,476 ANSI/BOMA USF.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **July 29, 2010** as follows:

The purpose of this Supplemental Lease Agreement (SLA) #1 is to reflect the completion and final cost of Tenant Improvements and to document Beneficial Occupancy of Suite ~~200~~ <sup>2200</sup> consisting of 23,389 RSF/20,476 ANSI/BOMA USF.

*L 2200  
-WMT/JH*

Therefore, Paragraphs 1, 2, 3, 8, 9 and 15 are deleted in their entirety and replaced with the same numbered paragraphs below:

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, **Suite 2200**, Seattle, WA 98104 to be used for such purposes as determined by the General Services Administration.

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

Lessor: COLUMBIA CENTER PROPERTY, LLC

BY: *Jimmy B Fletcher*  
 (Signature)

*Senior Managing Director*  
 (Title)

IN THE PRESENCE OF *Stephanie Gumpel*  
 (Signature)

[Redacted]  
 (Address)

UNITED STATES OF AMERICA

By: *TERRIA HEINLEIN*  
 (Signature)

TERRIA HEINLEIN  
 CONTRACTING OFFICER  
 (Official Title)

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a three (3) year, firm term beginning July 29, 2010 and continuing through July 28, 2013.

3. The Government shall pay the Lessor annual rent of \$730,672.36 at the rate of \$60,889.36 per month in arrears per table below:

Rent Period	Rentable Sq. Ft.	Base Rent Rate	Operating Rent Rate	RE Tax Rate	Amort. TI Rate	Parking Rent	Annual Rent Amount	Monthly Rent Amount
7/29/10-7/28/13	23,389	\$23.27	\$5.57	\$2.40	\$0.00	\$0.00	\$730,672.36	\$60,889.36

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) **WILL NOT** be amortized through the rent for 3 years at the rate of 8% against these initial TI expenses\*\*. There will be a lump sum TI payment of \$217,751.82 for the total TI construction costs and alternates of the project, plus approved change orders 1-10. This is to be invoiced by Lessor against PDN identifier # PS0017198, as detailed below.

\*\*Aforementioned TI allowance of \$102,380.00 (20,476 USF x \$5.00) is hereby deferred and reserved for future tenant improvement work which shall be made available to the Government upon not less than sixty (60) days prior written notice. If such request is delivered to the Lessor prior to the third lease year, then the TI allowance shall be reconciled, amortized and repaid through the rent by the Government, over whatever period is then remaining of the three (3) year lease term, as documented in a subsequent Supplemental Lease Agreement. If the TI Allowance is requested during the third lease year, then the Government shall repay the TI Allowance (plus any interest, if applicable), in a single, lump sum payment not later than the thirtieth (30th) day after the Government is invoiced by the Lessor pursuant to the invoice requirements below.

9. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as **1.58176%**.

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 (**1.58176%**). The current tax base is \$2.40 per RSF annually, and this tax rate is included in the base rental amount.

The invoice should be submitted electronically to ([www.finance.gsa.gov](http://www.finance.gsa.gov)) or sent to the addresses below:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 171 81  
Fort Worth, TX 76102-0181

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

General Services Administration  
400 15th Street SW, 10PRA  
Auburn, WA 98001-6599

A proper invoice must include the following information:

- 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 #: PS0017198

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.  
The Lessor hereby waives restoration.

**All other terms and conditions of the Lease shall remain in force and effect unless otherwise amended.**

Initials: JBF & JH  
Lessor Govt