

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-10B-07153	DATE 1/25/11	PAGE 1 of 3
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ADDRESS OF PREMISES
8510 W. Highway 2, Spokane, WA 99224 Bldg #: WA7993

THIS AGREEMENT, made and entered into this date by and between COUGAR PALOUSE LLC

whose address is 5312 N. VISTA CT
SPOKANE, WA 99212-1639

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 establish Beneficial Occupancy as the effective date of the Lease pursuant to sections 5.13 H and 1.9 of the SFO.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 19, 2011, by deleting paragraphs 2, 3, 4, 5 and 16 of the Lease and replacing them in their entirety as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 19, 2011 and continuing through January 18, 2026, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor *Annual Rent* as detailed below and it shall be paid monthly in arrears. Parking for 73 stalls is included in the above rate at no additional cost to the Government. Although Parking is included in the Rent the value shall be set at \$200.00 per month per space.

Rent Period	Shell Rent ¹	Operating Rent ²	Annual Rent
01/19/11-01/18/26	\$539,708.40	\$78,872.64	\$618,581.04

¹ Shell Rent includes \$3.57 per RSF for real estate taxes.
² Operating costs are base plus accumulated CPI.

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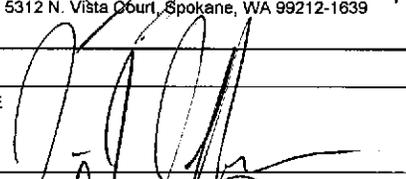
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR – COUGAR PALOUSE LLC

SIGNATURE 	NAME OF SIGNER Greg D. Jefferys
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ADDRESS 5312 N. Vista Court, Spokane, WA 99212-1639

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jon J. Jefferys
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ADDRESS

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER MICHAEL J. O'BRIEN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

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

COUGAR PALOUSE LLC
5312 N. VISTA CT
SPOKANE, WA 99212 - 1639

4. The Government may terminate this lease in whole or in part at any time on or after January 18, 2026, by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

<u>Rent Period</u>	<u>Shell Rent</u>	<u>Operating Rent¹</u>	<u>Annual Rent</u>
01/19/26 - 01/18/31	\$650,496.00	\$78,872.64	\$729,368.64

¹Subject to previously accumulated and continued accrued CPI escalations, provided notice is given in writing to the Lessor at least 120 days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

16. Adjusted monthly rent payments (application of GSA incentive payment and commission credit):

GSA and Lessor agree that Lessor will receive [REDACTED] in the form of reduction in GSA's commission credit based on the fact Lessor successfully accelerated construction in order to complete the project as of the acceptance date of January 19, 2011 of the space, as defined in Section 5.13 of the SFO.

The GSA commission credit shall be applied against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per paragraph 1.12 of the SFO. The monthly total rent is \$51,548.42. The monthly shell rent is \$44,975.70. The total commission is [REDACTED] and is calculated as follows:

(Years 1-5)
 $\$30.43 \times 20,328 \text{ RSF} =$ [REDACTED]
 $\$618,581.04 \times 5 \text{ yrs} =$ [REDACTED]
 $\$3,092,905.20 \times [REDACTED] =$ [REDACTED]

(Years 6-15)
 $\$30.43 \times 20,328 \text{ RSF} =$ [REDACTED]
 $\$618,581.04 \times 10 \text{ yrs} =$ [REDACTED]
 $\$6,185,810.40 \times [REDACTED] =$ [REDACTED]

Total Commission: [REDACTED]

GSA Rent Credit: [REDACTED]
 Studley/LaBonde Credit: [REDACTED]

INITIALS: [Signature] LESSOR [Signature] GOVT

The monthly rent is adjusted for the GSA commission credit of [redacted] less the incentive reduction of [redacted] equating to a reduced overall credit of [redacted] and is applied during the first month of rent as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
01/19/11 – 02/18/11	\$51,548.42	\$44,975.70	[redacted]	[redacted]	[redacted]
02/19/11 – 03/18/11	\$51,548.42	\$44,975.70	[redacted]	[redacted]	[redacted]

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

INITIALS: [Signature] LESSOR [Signature] GOVT