

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 20	TO LEASE NO. GS-10B-07170	DATE June 14, 2012	PAGE 1 of 4
ADDRESS OF PREMISES Fifth & Yesler, 300 Fifth Avenue, Seattle, WA 98104		BUILDING NUMBER WA7962ZZ	

THIS AGREEMENT, made and entered into this date by and between YESLER INVESTMENT COMPANY, LLC

whose address is 1000 SECOND AVENUE, SUITE 1800
SEATTLE, WA 98101

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 May 30, 2012, as follows:

Supplemental Lease Agreement (SLA) No. 20 is issued to incorporate signage alterations of the 7th floor for Suite 750. Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, Pages #3-#4. The Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets and schedules.

Warranty: The Lessor shall warranty the tenant improvements for one year and shall maintain the tenant improvements in accordance with Standard Form 2 GS-10B-07170 as amended by Supplemental Lease Agreement(s), and GSA Form 3517 General Clauses.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Supplemental Lease Agreement. At the Lessor's expense, the Lessor shall restore to original condition anything damaged by the work performed.

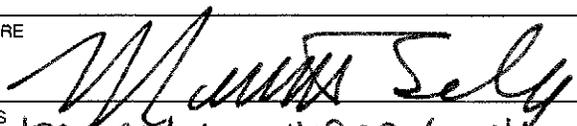
Site Conditions: The Lessor shall maintain worksite conditions in accordance with this Supplemental Lease Agreement and standard OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area.

Acceptance: The Lessor shall request a final inspection upon project completion. Upon receipt of the request, an appointed GSA Contracting Officer Representative shall inspect the worksite within 14 calendar days and shall inform the Lessor of acceptance of the tenant improvements or actions required to gain acceptance. The Lessor shall furnish contractor and inspection reports, as-built drawings, permits, and all other applicable deliverables upon written notice of the Government's acceptance of the tenant improvements.

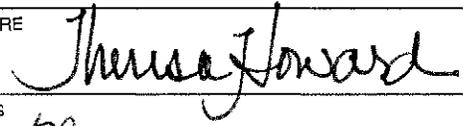
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

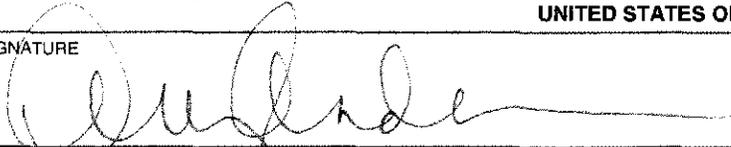
LESSOR

SIGNATURE 	NAME OF SIGNER Martin Seig
ADDRESS 1000 2nd Ave, #1800, Seattle, WA 98104	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Theresa Howard
ADDRESS same	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Amy Anderson
	OFFICIAL TITLE OF SIGNER Contracting Officer

