

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO. GS-10B-07206 Bld. No. WA7998 DATE Sep 15, 2011 PAGE 1 of 2

ADDRESS OF PREMISES  
Pacific First Federal Building, 1126 Pacific Avenue, Tacoma, WA 98402-4304

**THIS AGREEMENT**, made and entered into this date by and between Cardinal Equities LLC *CAJH*  
*JA 260*  
whose address is 206 S. Beverly Dr.  
SUITE 201  
Beverly Hills, CA 90212

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.

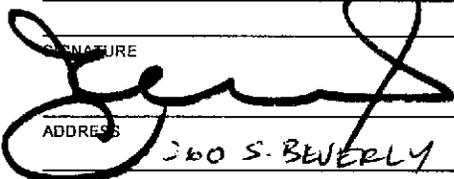
**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 8, 2011, as follows:

- I. In separate correspondence dated April 4, 2011, the Government has issued a Notice to Proceed for Tenant Improvements (TI) in the amount of \$211,396.34, which is the Tenant Improvement Allowance specified in Supplemental Lease Agreement #1 (SLA #1).
- II. The total tenant improvement costs are \$269,554.10. Upon completion, inspection, acceptance of the space, and receipt of original invoice submitted after completion, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$58,157.76, for the overage. The bids for the overage have been reviewed and the costs have been determined to be fair and reasonable. This Supplemental Lease Agreement #2 (SLA #2) is issued to accept Lessor's total tenant improvement proposal in the amount of \$269,554.10 and provide notice to proceed..

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

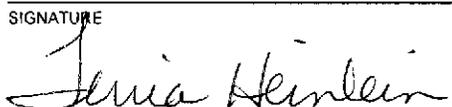
**LESSOR**

SIGNATURE  NAME OF SIGNER PETER COHEN  
ADDRESS 260 S. BEVERLY DR. # 201, BEVERLY HILLS, CA 90212

**IN PRESENCE OF**

SIGNATURE  NAME OF SIGNER JENNA CHAVEZ  
ADDRESS \_\_\_\_\_

**UNITED STATES OF AMERICA**

SIGNATURE  NAME OF SIGNER TERRIA HEINLEIN  
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov). If you are unable to process the invoice electronically, you must mail the invoice to the following address:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

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

General Services Administration  
Attn: Terria Heinlein  
400 15<sup>th</sup> Avenue SW  
Auburn, WA 98001

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 # PS0020534

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 as a result of all improvements.

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

**The balance of this document is intentionally left blank.**

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INITIALS: PH Lessor JH Government