

GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

NO. 5

DATE:

May 26, 2011

TO LEASE NO. LWA07034 Bldg. # WA7405

ADDRESS OF PREMISES Evergreen Plaza Building
711 S. Capitol Way
Olympia, Washington 98501-1237

THIS AGREEMENT, made and entered into this date by and between **Evergreen Plaza Associates, LLC.**

Whose address is: 11225 SE 6th Street, Suite 220
Bellevue, WA 98004-6441

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 1, 2011 as follows:

This Supplemental Lease Agreement (SLA) Number 5 is issued to add one (1) on-site, surface Government reserved parking space at a rate of \$600.00/year, with rent commencing February 1, 2011, restate the tenant improvement allowance for Blocks B and C to reflect the actual cost to construct, and restate the annual and monthly rent resulting from the above changes. Therefore, Paragraph 1, 3 and 15 are deleted in their entirety and replaced with the following Paragraphs 1, 3 and 15.

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

10,448 Rentable Square feet (RSF), yielding approximately 9,124 ANSI/BOMA Office Area Square Feet and related space located at the Evergreen Building, 711 S. Capitol Way, Olympia, WA 98501-1237, together with 10 on-site surface Government reserved parking spaces (with an estimated value of \$6,000.00 annually or \$600.00 per space per year at no cost to the government) and one (1) additional on-site, surface Government reserved parking space at \$600.00 per year with rent commencing February 1, 2011, as depicted on the attached Site Plan (Exhibit A) (the "Premises") to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

Paragraph 3 of the Lease, as previously modified, is hereby deleted and replaced with the following paragraph 3:

3. The Government shall pay the Lessor annual rent of \$245,144.49 (\$20,428.71 monthly) for the month of January 2011, \$245,744.49 (\$20,478.71 monthly) for the months February 2011 through June 2015 and annual rent of \$220,661.76 (\$18,388.48 monthly) for the months of July 2015 through June 2020. Rent for a lesser period shall be prorated.

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

Page 1 of 2

[Redacted Signature]

(Signature)

MANAGING MEMBER
(Title)

IN [Redacted]
BY [Redacted]

*11225 SE 6TH STREET, SUITE 220
BELLEVUE, WA 98004*

(Address)

UN [Redacted]
BY [Redacted]

Terra Heinlein

CONTRACTING OFFICER
(Official Title)

For the month of January 2011 rent shall be payable for Blocks A, B and C as follows (See Notes 1 and 2):

Rent Breakdown (Years 1 - 5)	Annual Rent	Monthly Rent
Shell Rent	\$164,611.00	\$13,717.58
Operating Cost	45,239.84	3,769.99
Amortization of TI	35,293.65	2,941.14
Full Service Rent	\$245,144.49	\$20,428.71

Note 1. Operating Costs are based on Blocks A, B and C totaling 10,448 RSF.

For the months of February 2011 through June 2015, rent shall be payable for Blocks A, B and C as follows (See Notes 1 and 2):

Rent Breakdown (Years 1 - 5)	Annual Rent	Monthly Rent
Shell Rent	\$164,611.00	\$13,717.58
Operating Cost	45,239.84	3,769.99
Amortization of TI	35,293.65	2,941.14
Parking	600.00	50.00
Full Service Rent	\$245,744.49	\$20,478.71

Note 1. Operating Costs are based on Blocks A, B and C totaling 10,448 RSF.

Note 2. Amortization of TI's are based on:

Block	TI Amount	Amortization Rate	Term	Annual	Monthly
A	\$94,816.69	5%	60 mos.	\$21,471.69	\$1,789.31
B & C	55,595.02	5%	54 mos.	13,821.96	1,156.83
Total	\$150,411.71			\$35,293.65	\$2,941.14

For the months of July 2015 through June 30, 2020, rent shall be payable as follows:

Rent Breakdown (Years 6 - 10)	Annual Rent	Monthly Rent
Shell Rent	\$174,821.92	\$14,568.49
Operating Cost	45,239.84	3,769.99
Amortization of TI	0.00	0.00
Parking	600.00	50.00
Full Service Rent	\$220,661.76	\$18,388.48

Rent checks shall be made payable to:

EVERGREEN PLAZA ASSOCIATES, LLC
 11225 SE 6th Street, Suite 220
 Bellevue, Washington 98004-6441

15. TENANT IMPROVEMENT ALLOWANCE: The rental rate in Paragraph 3 of the Lease per SLA 5 includes Tenant Improvement Costs in the amount of \$94,816.69 amortized over 60 months at an interest rate of 5% for Block A and \$55,595.02 amortized over 54 months at an interest rate of 5% for Blocks B and C.

All other terms and conditions of the lease shall remain in full force and effect.

JA
 Government
5/26/11
 Date

Mer.
 Lessor
5/9/11
 Date