



<sup>1</sup> Rent will be adjusted for any change in rentable square footage not to exceed 20,328 RSF at time of Beneficial Occupancy.

<sup>2</sup> Shell Rent includes \$3.57 per RSF for real estate taxes.

<sup>3</sup> Operating costs are base plus accumulated CPI.

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

GJ 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 December 31, 2025 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 Rent<sup>1</sup></u>	<u>Annual Rent</u>
01/01/26 - 12/31/30	\$650,496.00	\$78,872.64	\$729,368.64

<sup>1</sup>Subject to previously accumulated and continued accrued CPI escalations

provided notice be 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.

15. Adjusted monthly rent payments (application of commission credit):

The GSA commission credit shall be applied in equal monthly amounts 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] with a credit to GSA of [REDACTED]. The commission is calculated as follows:

(Years 1-5)

\$30.43 X 20,328 RSF =

\$618,581.04 X 5 yrs =

\$3,092,905.20 X [REDACTED] =

(Years 6-15)

\$30.43 X 20,328 RSF =

\$618,581.04 X 10 yrs =

\$6,185,810.40 X [REDACTED] =

Total Commission: [REDACTED]

GSA Rent Credit: [REDACTED]

Studley/LaBonde Credit: [REDACTED]

The monthly rent is adjusted for the GSA commission credit as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Rent/ Commission Credit</u>	<u>Rent/ Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
01/01/11 - 01/31/11	\$51,548.42	\$44,975.70	[REDACTED]	[REDACTED]	[REDACTED]
02/01/11 - 02/28/11	\$51,548.42	\$44,975.70	[REDACTED]	[REDACTED]	[REDACTED]
03/01/11 - 03/31/11	\$51,548.42	\$44,975.70	[REDACTED]	[REDACTED]	[REDACTED]
04/01/11 - 04/30/11	\$51,548.42	\$44,975.70	[REDACTED]	[REDACTED]	[REDACTED]

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