

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a three (3) year, firm term beginning July 29, 2010 and continuing through July 28, 2013.

3. The Government shall pay the Lessor annual rent of \$730,672.36 at the rate of \$60,889.36 per month in arrears per table below:

Rent Period	Rentable Sq. Ft.	Base Rent Rate	Operating Rent Rate	RE Tax Rate	Amort. TI Rate	Parking Rent	Annual Rent Amount	Monthly Rent Amount
7/29/10-7/28/13	23,389	\$23.27	\$5.57	\$2.40	\$0.00	\$0.00	\$730,672.36	\$60,889.36

8. In accordance with the SFO paragraph entitled Tenant improvement Rental Adjustment, Tenant Improvements in the total amount of \$102,380.00 (20,476 USF x \$5.00) **WILL NOT** be amortized through the rent for 3 years at the rate of 8% against these initial TI expenses**. There will be a lump sum TI payment of \$217,751.82 for the total TI construction costs and alternates of the project, plus approved change orders 1-10. This is to be invoiced by Lessor against PDN identifier # PS0017198, as detailed below.

**Aforementioned TI allowance of \$102,380.00 (20,476 USF x \$5.00) is hereby deferred and reserved for future tenant improvement work which shall be made available to the Government upon not less than sixty (60) days prior written notice. If such request is delivered to the Lessor prior to the third lease year, then the TI allowance shall be reconciled, amortized and repaid through the rent by the Government, over whatever period is then remaining of the three (3) year lease term, as documented in a subsequent Supplemental Lease Agreement. If the TI Allowance is requested during the third lease year, then the Government shall repay the TI Allowance (plus any interest, if applicable), in a single, lump sum payment not later than the thirtieth (30th) day after the Government is invoiced by the Lessor pursuant to the invoice requirements below.

9. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as **1.58176%**.

15. In accordance with SFO Paragraph 4.2, "Tax Adjustment GSAM 552.270-24," for purposes of tax escalation, the Government occupies 23,389 rentable square feet (**1.58176%**). The current tax base is \$2.40 per RSF annually, and this tax rate is included in the base rental amount.

The invoice should be submitted electronically to (www.finance.gsa.gov) or sent to the addresses below:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 171 81
Fort Worth, TX 76102-0181

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

General Services Administration
400 15th Street SW, 10PRA
Auburn, WA 98001-6599

A proper invoice must include the following information:

- 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 #: PS0017198

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.

All other terms and conditions of the Lease shall remain in force and effect unless otherwise amended.

Initials: JBK & JH
Lessor Govt