

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 11	DATE <u>2/28/11</u>																
ADDRESS OF PREMISES 8510 W. Highway 2, Spokane, WA 99224		TO LEASE NO. GS-10B-07153 Bldg #: WA7993																
<p>THIS AGREEMENT, made and entered into this date by and between COUGAR PALOUSE LLC whose address is 5312 N. VISTA CT SPOKANE, WA 99212-1639 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to effect a payee change based on a Notice of Assignment dated February 25, 2011 (attached).</p> <p>NOW THEREFORE, these parties mentioned covenant and agree that the said Lease is amended effective <u>January 19, 2011</u>, by deleting paragraph 3 of the Lease and replacing it in its entirety as follows:</p> <p>3. The Government shall pay the Lessor <i>Annual Rent</i> as detailed below and it shall be paid monthly in arrears. Parking for 73 stalls is included in the above rate at no additional cost to the Government. Although the Parking is included in the Rent the value shall be set at \$200.00 per month/space.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Rent Period</u></th> <th style="text-align: left;"><u>Shell Rent¹</u></th> <th style="text-align: left;"><u>Operating Rent²</u></th> <th style="text-align: left;"><u>Annual Rent</u></th> </tr> </thead> <tbody> <tr> <td>01/19/11-01/18/26</td> <td>\$539,708.40</td> <td>\$78,872.64</td> <td>\$618,581.04</td> </tr> </tbody> </table> <p>¹ Shell Rent includes \$3.57 per RSF for real estate taxes. ² Operating costs are base plus accumulated CPI.</p> <p>Rent for a lesser period shall be prorated. Rent checks shall be made payable to the the assignee as follows:</p> <div style="background-color: black; width: 400px; height: 60px; margin: 10px 0;"></div> <p style="text-align: right;">- #</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> LESSOR BY <u>[Signature]</u> (Signature) </td> <td style="width: 50%; vertical-align: top;"> <u>Manager</u> (Title) </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> IN PRESENCE OF <u>[Signature]</u> (Signature) </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> UNITED STATES OF AMERICA BY <u>[Signature]</u> (Signature) </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title) </td> </tr> </table> <p style="text-align: right; margin-top: 10px;">5312 N Vista Ct Spokane WA 99212</p>			<u>Rent Period</u>	<u>Shell Rent¹</u>	<u>Operating Rent²</u>	<u>Annual Rent</u>	01/19/11-01/18/26	\$539,708.40	\$78,872.64	\$618,581.04	LESSOR BY <u>[Signature]</u> (Signature)	<u>Manager</u> (Title)	IN PRESENCE OF <u>[Signature]</u> (Signature)		UNITED STATES OF AMERICA BY <u>[Signature]</u> (Signature)		CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)	
<u>Rent Period</u>	<u>Shell Rent¹</u>	<u>Operating Rent²</u>	<u>Annual Rent</u>															
01/19/11-01/18/26	\$539,708.40	\$78,872.64	\$618,581.04															
LESSOR BY <u>[Signature]</u> (Signature)	<u>Manager</u> (Title)																	
IN PRESENCE OF <u>[Signature]</u> (Signature)																		
UNITED STATES OF AMERICA BY <u>[Signature]</u> (Signature)																		
CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)																		