

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-10B-07200 BLDG NO. WA7997	DATE 1/26/12	PAGE 1 of 2
ADDRESS OF PREMISES: 19 Bellwether Way Bellingham, WA 98225			

THIS AGREEMENT, made and entered into this date by and between LESSOR, Bellwether Gate B, LLC

whose address is 4326 Pacific Highway, Bellingham, WA 98225-3548

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 (TIs) which exceed the Tenant Improvement Allowance (TIA).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, January 12, 2012 as follows:

- A. In separate correspondence dated October 30, 2011, the Government issued Notice to Proceed for the construction of TIs in the amount of \$478,307.65. This total cost exceeded the TIA of \$142,835.20, which is stated in the Lease and amortized into the rental rate.
- B. This SLA #4 is issued to approve Change Orders 1,2,& 3 in amounts not to exceed \$7,105.00, \$1,290.00, and (-\$53,550), a credit for improvements not installed, respectively. These amounts include all materials, labor and overhead, and the Lessor is to complete the work to the Government's satisfaction. The net impact to the total TIs is (-\$45,155.00). The Change Orders are hereby attached and made a part of the Lease as *Exhibit A (8 pages)*. The total cost of Tenant Improvements is now \$433,152.65.

Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$290,317.45. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The original invoice must be submitted directly to the GSA Finance Office online at: www.finance.gsa.gov or at the following address:

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

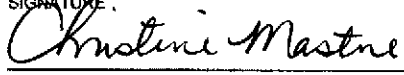
(Continued on next page)

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

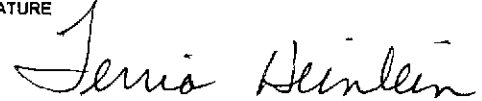
LESSOR - Bellwether Gate B, LLC

SIGNATURE 	NAME OF SIGNER David C. Ebenal
ADDRESS [Redacted]	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Christine Mastne
ADDRESS 4326 Pacific Hwy, Bellingham, WA 98226	

UNITED STATES OF AMERICA

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

SLA No. 4

Lease No.: GS-10B-07200

Page 2 of 2

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

General Services Administration
Attn: Terria Heinlein
PBS, 10PRA
400 15th Street SW
Auburn, WA 98001
terria.heinlein@gsa.gov

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 # : **PS0022027**

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the Lease contract is made.

The Lessor hereby waives restoration as a result of all improvements.

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

INITIALS:

 & 
Lessor Gov't