

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. **GS-10B-07037** BLDG NO. **WA7967ZZ**

ADDRESS OF PREMISES

Pacific Plaza Building, 1301 Pacific Avenue, Tacoma, WA 98402-0092

THIS AGREEMENT, made and entered into this date by and between Pacific Plaza Development, LLC

Whose address is 1001 Shaw Road, PO Box 280, Puyallup, WA 98372-7437

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 01, 2012, as follows:

Lease Amendment (LA) Number 4 has been prepared to change the tax parcel numbers, specify eighth floor rentable square footage, and specify the Government's percentage of occupancy. Therefore, Paragraph 9 of the SF2 and Paragraph 3.5 part F of the SFO are hereby deleted in their entirety and replaced below with the same numbered paragraphs.

9. Tax Adjustments: Pursuant to Paragraph 3.5 "Tax Adjustment (SEP 2000)", for purposes of tax escalation, the Government occupies 13,800 / 34,766 (39.69%) rentable square feet of the eighth floor. Base year taxes are established at \$34,500.00 for the space occupied by the Government. Taxes shall be increased or decreased from the base pursuant to annual adjustment per Section 3.5 of the SFO. Tax parcel number is identified as **9009560040** for the eighth floor.

3.5 Part F: The Government shall pay its share of tax increases or shall receive its share of any tax decrease based on the ratio of the rentable square feet occupied by the Government to the total rentable square feet in the building or complex (percentage of occupancy). For the purpose of this lease, the Government's percentage of occupancy as of the date hereof is **39.69%** based on Government occupancy of **13,800** rentable square feet on a floor of **34,766** rentable square feet. This percentage shall be subject to adjustment to take into account additions or reductions of the amount of space as may be contemplated in this lease or amendments hereto. The block and lot/parcel or other identification numbers for the property, building(s), and parking area(s) occupied under this lease is **9009560010¹, 9009560020¹, 9009560030², and 9009560040³**.

¹These are City of Tacoma tax parcels that have assessed value but are not taxed. Furthermore, parcel 9009560020 comprises the parking garage levels, the square footage of which is not included in the square footage of the building.

²This is the tax parcel for the seventh floor of the building, where the Government does not lease space, and is not considered when calculating the annual tax adjustments.

³This is the tax parcel for the eighth floor, where the Government leases space. This is the only tax parcel that will be used for tax assessment, per paragraph 9 Tax Adjustments of the SFO.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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

IN WITNESS WHEREOF, the parties subscribed their names as of the below

FOR THE

Signature: _____

Name: DANIEL R. ABSHER

Title: MANAGING MEMBER

Entity Name: PACIFIC PLAZA DEVELOPMENT, LLC

Date: 10/30/12

FOR THE

Signature: _____

Name: ANDREW J. MOHL

Title: LEASE CONTRACTING OFFICER

Entity Name: GSA, Public Building Service

Date: NOV 9 2012

WITNESSES

Signature: _____

Name: _____

Title: MEMBER

Date: 10/30/12