

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT  
**NO. 3**

DATE  
**MAY 4 2011**

TO LEASE NO.  
**GS-10B-07077**

BLDG NUMBER  
**WA7979ZZ**

**ADDRESS OF PREMISES** Cedar River Corporate Park, Building A  
2200 Lind Avenue, SW, Suite 100  
Renton, WA 98057

THIS AGREEMENT, made and entered into this date by and between **Renton Cedar River Park, LLC**

whose address is 21906 NE 140<sup>th</sup> Way  
Woodinville, WA 98077-7296

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 **December 14, 2010**, as follows: Supplemental Lease Agreement Number 3 has been prepared to memorialize the change in ownership of the building through the Lease Assumption Agreement. Therefore, Paragraph 3 is deleted in its entirety and replaced with the following same numbered paragraph in lieu thereof, and the following additions to Paragraph 7 are hereby added to the lease:

Paragraph 3. The Government shall pay the Lessor annual rent of \$533,478.38 at the rate of \$44,456.53 per month in arrears for years 1-5 and \$576,068.37 at the rate of \$48,005.70 per month in arrears for years 6-10.

For Month's 1 through 3, monthly rent shall be reduced by the amount of commission credit agreed to in this lease and shall be paid based on the adjusted rent scheduled herein,

<b>Rent Breakdown (Years 1-5)</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
Shell Rent	\$283,002.08	\$23,583.51
Operating Cost	\$99,013.60	\$8,251.13
Amortization of TI	\$151,462.70	\$12,621.89
Full Service Rent	\$533,478.38	\$44,456.53
<b>Rent Breakdown (Years 6-10)</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>
Shell Rent	\$325,592.07	\$27,132.68
Operating Cost	\$99,013.60	\$8,251.13
Amortization of TI	\$151,462.70	\$12,621.89
Full Service Rent	\$576,068.37	\$48,005.70

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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

*Renton Cedar River Park, LLC*

Manager  
(Title)

1411 East Olive Way  
Seattle, WA 98122

(Address)

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION

**ANDREW J. MOHL**  
(Official Title) **CONTRACTING OFFICER**

**Rent checks shall be made payable to:**

Renton Cedar River Park, LLC  
21906 NE 140th Way  
Woodinville, WA 98077-7296

7. The following are attached and made a part hereof: Lease Assumption Agreement, 3 pages; GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07), 7 pages; GSA Form 3881 ACH VENDOR/MISCELLANEOUS PAYMENT ENROLLMENT FORM (Rev 2/2003), 1 page.

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

INITIALS: ALG & ASM  
LESSOR GOVT