

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-10B-07094	DATE 3/31/10	PAGE 1 of 2
ADDRESS OF PREMISES 12010 SE 32 <sup>ND</sup> Street, Suite B, Bellevue, WA 98005-4121		BLDG NO. WA7981	

**THIS AGREEMENT** made and entered into this date by and between NEWPORT SHORES VISTA, LLC

whose address is 12010 SE 32<sup>ND</sup> ST STE A  
BELLEVUE, WA 98005-4121

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease, dated October 8, 2009, to clarify term and renewal option period, establish beneficial occupancy and revise Rent Periods accordingly.

Therefore, paragraphs 2, 4, 15 and 16 of Standard Form 2 *US Government Lease For Real Property* are hereby deleted in their entirety and replaced below.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective March 17, 2010, as follows:

- 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 10, 2010 and continuing through March 9, 2020, subject to termination and renewal rights as may be hereinafter set forth.
  
- 4. The Government may terminate this lease in whole or in part at any time on or after March 9, 2020 by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

*Continued on Page 2*

<b>N WITNESS</b>	described their names as of the above date.
<b>LESSOR: NEWPORT SHORES VISTA, LLC</b>	
SIGNATURE	NAME OF SIGNER JEFF FOUSHEE
ADDRESS	
<b>IN PRESENCE OF</b>	
SIGNATURE	NAME OF SIGNER Loch Anderson
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE	NAME OF SIGNER TERRIA HEINLEIN
OFFICIAL TITLE OF SIGNER	CONTRACTING OFFICER

15. Pursuant to paragraph 3 of the lease, *Annual Rent* and *Monthly Rent*, payable on 10,500 ANSI/BOMA Rentable area is as follows:

<u>Rent Period</u> <sup>1</sup>	<u>Shell Rent</u> <sup>2</sup>	<u>Shell Rent</u> <sup>3</sup>	<u>Operating Rent</u> <sup>4</sup>	<u>Amortized TIs</u> <sup>5</sup>	<u>Annual Rent</u>	<u>Monthly Rent</u>
03/10/10-03/09/20	\$180,319.68	\$34,585.02	\$59,745.00	\$89,512.52	\$364,162.22	\$30,346.85
03/10/20-03/09/23	\$227,884.32	\$50,308.44	\$TBD	\$00.00	\$TBD	\$TBD

<sup>1</sup> Rent for the period of 03/10/10 through 07/09/10 is adjusted pursuant to paragraph 16 below.

<sup>2</sup> Shell Rent for 8,874 RSF at \$20.32 per Rentable SF for years 1-10 and \$25.68 for renewal option years 11-13; these rates reflect the Base Real Estate Tax of \$1.46 per Rentable SF.

<sup>3</sup> Shell Rent for 1,626 RSF at \$21.27 per Rentable SF for years 1-10 and \$30.94 for renewal option years 11-13; these rates reflect the Base Real Estate Tax of \$1.46 per Rentable SF.

<sup>4</sup> Base Operating Rent at \$5.69 per Rentable SF for years 1-10.

<sup>5</sup> Amortized TIs calculated at \$53.76 per Usable SF @ 10% for 10 years.

16. Adjusted monthly rent payments (application of commission credit):

The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.3 B. The Monthly Rent is \$30,318.04. The monthly shell rent is \$17,908.72. The commission credit is [REDACTED] and is calculated as follows:

Years 1-10: 10,500 RSF X \$1.00 X 10 years = \$105,000.00  
 GSA Credit: [REDACTED]  
 Studley, Inc./LaBonde Land, Inc. Commission: [REDACTED]

The monthly rent adjusted for the commission credit is as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
03/10/10 - 04/09/10	\$30,346.85	\$17,908.72	[REDACTED]	[REDACTED]	[REDACTED]
04/10/10 - 05/09/10	\$30,346.85	\$17,908.72	[REDACTED]	[REDACTED]	[REDACTED]
05/10/10 - 06/09/10	\$30,346.85	\$17,908.72	[REDACTED]	[REDACTED]	[REDACTED]
06/10/10 - 07/09/10	\$30,346.85	\$17,908.72	[REDACTED]	[REDACTED]	[REDACTED]
07/10/10 - 08/09/10	\$30,346.85	\$17,908.72	\$-0-	\$-0-	\$30,346.85