

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07112 BLDG NO. WA7988	DATE 2/28/12	PAGE 1 of 1
ADDRESS OF PREMISES: Everett Business Park, Building X, 9930 Evergreen Way Everett, WA 98204			

THIS AGREEMENT, made and entered into this date by and between EBP BUILDING X, LLC

whose address is 9930 EVERGREEN WAY, STE X-100
EVERETT, WA 98204

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 approve and document a change order that will increase the total Tenant Improvements (TI) cost.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, **February 15, 2012** as follows:

- I. In separate correspondence dated January 26, 2012 the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$599,085.56. This total cost exceeded the Tenant Improvement Allowance of \$317,742.00, which is stated in the lease and amortized into the rent.
- II. This SLA #2 is issued to approve Change Order #1 for additional architectural services in the amount of \$9,805.00, which also exceeds the Tenant Improvement Allowance. Upon completion, inspection and acceptance of the work and upon receipt of original invoice, the Government shall reimburse the Lessor for the revised Tenant Improvement Overage in a lump sum payment in the amount of \$291,148.56. See Exhibit A attached.

The original invoice must be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to the Contracting Officer and the GSA Finance Office at the following addresses:

Invoice Address:
General Services Administration
PBS Payment Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

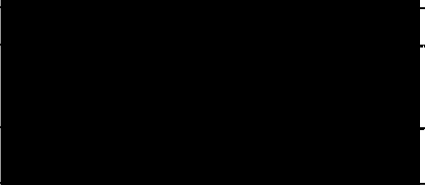
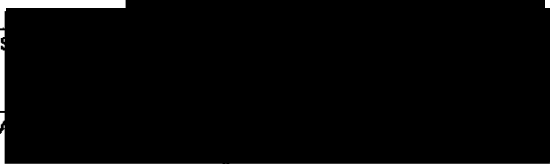
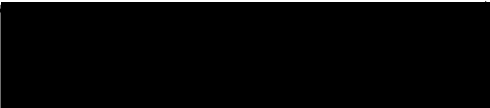
Courtesy Copy Address:
U.S. General Services Administration
Attn: Terria Heinlein
Lease Contracting Officer
400 15th Street SW, Auburn, WA 98001

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 # PS0022734

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

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

SIGNATURE		LESSOR - EBP BUILDING X, LLC	NAME OF SIGNER CHARLES MOHSENI
		ADDRESS	
SIGNATURE		IN PRESENCE OF	NAME OF SIGNER Peggy Swenson
		ADDRESS	
SIGNATURE		UNITED STATES OF AMERICA	NAME OF SIGNER TERRIA HEINLEIN
			OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER