

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-10B-07139	DATE June 15, 2011	PAGE 1 of 2
ADDRESS OF PREMISES 500 Pacific Avenue, 6 <sup>th</sup> Floor, Bremerton, WA 98337-1945		Bldg.# WA7991	

**THIS AGREEMENT**, made and entered into this date by and between Bremerton Capital Group, LLC C/O Peter Cohen whose address is 260 S. Beverly Drive SUITE 201 BEVERLY HILLS, CA 90212-3812

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 change orders to tenant improvements which exceed the tenant improvement allowance and to modify the interest rate for amortization of tenant improvements.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective April 20, 2011, as follows:

- I. On March 4, 2011, a Notice to Proceed was issued for Tenant Improvements (TIs) in the amount not to exceed \$453,196.99. This amount included the \$299,894.26 TI allowance to be amortized in the rent at 7.21% over five years, AND the overage of \$153,302.73, which was to be paid in a lump sum. This SLA No. 3 approves change orders 1, 2, 3, 4 and 5 in the amount not to exceed \$14,682.72 and issues the Notice to Proceed for construction of the change orders. This amount shall include all materials, labor, and overhead, and the lessor is to complete the work to the Government's satisfaction. Upon completion, inspection, and acceptance of the work by the Government, the Lessor shall be paid via a one-time lump sum payment in the amount not to exceed \$167,985.45. The change orders are hereby attached and added to the lease (Exhibit attached- 3 pages, front & back).

The original invoice must be submitted directly to the GSA Finance Office at [www.gsa.finance.gov](http://www.gsa.finance.gov) or the following address:

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

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

General Services Administration  
 Attn: Terria Heinlein  
 400 15th St SW  
 Auburn, WA 98001-6599

Parties hereto have hereunto subscribed their names as of the date first above written.

		<b>LESSOR</b>	
			NAME OF SIGNER
260 S. Beverly Drive Suite 201 Beverly Hills, CA 90212		<b>IN PRESENCE OF</b>	
SIGNATURE			NAME OF SIGNER
			Kristina Nguyen
ADDRESS	260 S. Beverly Dr. Suite 201 Beverly Hills, CA 90212		
		<b>UNITED STATES OF AMERICA</b>	
			NAME OF SIGNER
			TERRIA HEINLEIN
			OFFICIAL TITLE OF SIGNER
			CONTRACTING OFFICER

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 # PS0019952

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

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

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

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INITIALS:

          R            
LESSOR

&

          JH            
GOVT