

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. GS-10B-07139	DATE 11/15/11	PAGE 1 of 2
ADDRESS OF PREMISES Chase Bank Building, 500 Pacific Avenue, 6 th Floor, Bremerton, WA 98337-1945		BUILDING NUMBER WA7847	

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 tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 10, 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. SLA No. 3 approved change orders 1-5 in the amount not to exceed \$14,682.72 for a total overage of \$167,985.45. This SLA No. 5 approves change orders 6 and 7 in the amount not to exceed \$2,439.19 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 \$170,426.69. The change orders are hereby attached and added to the lease as Exhibit A pages 1-3).
- II. The Lessor must submit invoices electronically to www.finance.gsa.gov and to the Lease Administration Manager at breanne.quigley@gsa.gov, invoice(s) must include:

The invoice(s) must include:

- Lease number: **GS-10B-07139**
- Building address
- Payment reference number: **PS0019952**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

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

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

		LESSOR
		NAME OF SIGNER PETER COHEN
260 S. Beverly Drive Suite 201 Beverly Hills, CA 90212		

		IN PRESENCE OF
		NAME OF SIGNER Kristina Nguyen
ADDRESS 260 S. Beverly Drive Suite 201 Beverly Hills, CA 90212		

		UNITED STATES OF AMERICA
		NAME OF SIGNER TERRIA HEINI FIN
		OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

