

SUPPLEMENTAL LEASE AGREEMENT

LEASE AMENDMENT NO. 3	TO LEASE NO. GS-108-07147	DATE 12/3/11	PAGE 1 of 2
ADDRESS OF PREMISES 840 Ocean Beach Hwy, Longview, WA 98632-4084		BUILDING NUMBER WA8000	

THIS AGREEMENT, made and entered into this date by and between TANDEM PROPERTIES, LLC

whose address is 5311 W Burnside Rd
PORTLAND, OR 97210-1090

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

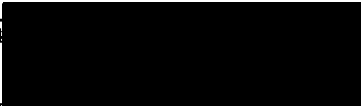
WHEREAS, the parties hereto desire to amend the above Lease to approve change orders for tenant improvements (TI's) and approve an additional lump sum payment for TI's above the tenant improvement allowance (TIA). Paragraph 19 of the lease is hereby added to the lease and Exhibit A to Supplemental Lease Agreement 3 is added to the lease.

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

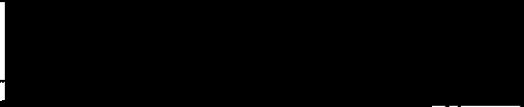
[CONTINUED ON PAGE 2]

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

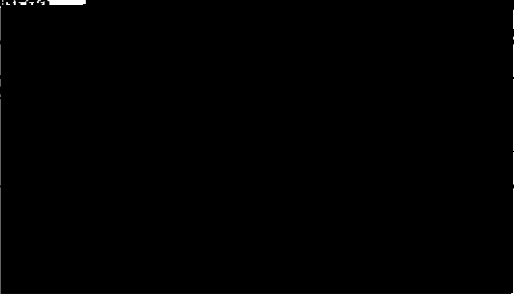
LESSOR - Tandem Properties, LLC

SIGNATURE 	NAME OF SIGNER Robert E. Smith
ADDRESS 5311 W Burnside Rd Portland, OR 97210	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Valarie J Smith
ADDRESS [Redacted] [Redacted] Rd Portland, OR 97210	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER

19. TI COSTS OVER THE TENANT IMPROVEMENT ALLOWANCE & LUMP SUM PAYMENT

The following change order costs have been reviewed and approved by the Government as fair and reasonable. The costs indicated below include all costs for labor, materials, fees, overhead, profit and any other costs required to complete this work. This lease amendment serves as the Notice to Proceed with change order 1 as documented in the attached Exhibit A.

TI Change Orders with NTP Issued by Lease Amendment due to costs exceeding the TIA	
Change Order #1	Provide 2 inch conduit for phone pathway
TOTAL CHANGE ORDER COSTS (Amendment 1):	

A Notice to Proceed previously issued for Tenant Improvements dated September 27, 2011 approved a total TI cost of: \$460,098.90.

With the addition of Change Order 1, outlined above, the new total TI cost is: \$463,807.90, which exceeds the TIA of \$206,286.75. The cost of Change Order 1 in the amount of [REDACTED] will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer. The invoice for Change Order 1 must reference the PS number below.

The original invoice must be submitted electronically to (www.finance.gsa.gov) and to the Contracting Officer at lindsey.snow@gsa.gov or directly to the GSA Finance Office and the Contracting Officer at the following address:

Original Documents
 GSA Greater Southwest Finance Center
 Attn: PBS Payments Branch (BCFA)
 P.O. Box 17181
 For Worth, TX 76102

Copies
 General Services Administration
 Attn: Hilda Gonzales
 c/o Lindsey Snow
 400 15th Street SW, 10PCS
 Auburn, WA 98001 - 0599

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 PS number: ~~PS0022056~~ & PS002179

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

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

INITIALS: LESSOR & GOVT