

SUPPLEMENTAL LEASE AGREEMENT

LEASE AMENDMENT NO. 6	TO LEASE NO. GS-10B-07147	DATE 12/7/11	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).


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 VACARIE J. SMITH
ADDRESS 5311 W. Burnside Rd. PORTLAND, OR 97210	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Paragraph 19 of the lease is hereby deleted and replaced with the following:

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 3 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	Add 2inch conduit (SLA 3)	
	TOTAL CHANGE ORDER COSTS (SLA 3)	
Change Order #2	RF5A-RF15I Electrical Changes	
	RFI 6a,b,e Data Changes	
	Electrical and Data Disconnect	
	TOTAL CHANGE ORDER COSTS (SLA 5)	\$2,302.47
Change Order #3	Relocate Kiosk	
	Seismic bracing	
	Doorbell	
	ABC Fire extinguisher	
	Relocate TV to Window Wall	
	TOTAL CHANGE ORDER COSTS (SLA 6)	\$2,308.24
	TOTAL CHANGE ORDERS TO DATE:	

A Notice to Proceed previously issued for Tenant Improvements dated September 27, 2011 approved a total TI cost of: \$460,098.90. SLA 3 provided a Notice to proceed for change order 1 in the amount of [REDACTED], SLA 5 provided a notice to proceed for change order 2 in the amount of \$2,302.47, and SLA 6 provides a notice to proceed for change order 3 in the amount of \$2,308.24.

With the addition of Change Order 1, 2, and 3, outlined above, the new total TI cost is: \$468,418.61, which exceeds the TIA of \$206,288.75. The remaining costs for TI's over the TIA in the amount of \$262,131.86 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 3 must reference the PS number below.

The original invoice must be submitted electronically to (www.finance.gsa.gov) and to the Contracting Officer at terria.heinlein@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
Fort Worth, TX 76102

Copies

General Services Administration
Attn: Hilda Gonzalez
c/o Terria Heinlein
400 15th Street SW, 10PCS
Auburn, WA 98001 - 6599

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# 0021575

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: [Signature] & [Signature]
LESSOR GOVT