

**SUPPLEMENTAL LEASE AGREEMENT**

LEASE AMENDMENT NO. 8	TO LEASE NO. GS-10B-07147	DATE MAR 7 2012	PAGE 1 of 3
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); approve an additional lump sum payment for TI's above the tenant improvement allowance (TIA); and ensure the delivery and completion of the striping and sealing of the parking lot.

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

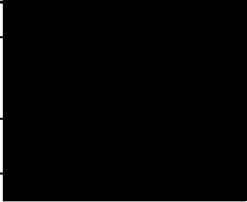

**Paragraph 19 is hereby deleted in its entirety and replaced with the following:**

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

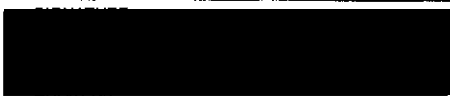
The following change order costs have been reviewed and approved by the Government as fair and reasonable. The costs indicated below include all costs for labor, materials, fees, overhead, profit and any other costs required to complete this work. This lease amendment serves as the Notice to Proceed with change order 4, 5 and 9 as documented in the attached Exhibit A, B, and C.

[CONTINUED ON PAGE 2]

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

<b>LESSOR - Tandem Properties, LLC</b>	
SIGNATURE 	NAME OF SIGNER Member, Tandem Properties LLC <i>DAVID NEPOM</i>
ADDRESS 	<i>SW Concord #400 Portland OR 97239</i>

IN PRESENCE OF

	NAME OF SIGNER <i>Kim Fitzpatrick</i>
ADDRESS <i>3700 SW 1st Ave Portland OR 97239</i>	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER <b>Hilda Gonzalez</b>
	OFFICIAL TITLE OF SIGNER <b>Contracting Officer</b>

TI Change Orders with NTP Issued by Lease Amendment due to costs exceeding the TIA		
Change Order #1	Add 2inch conduit (SLA 3)	
	<b>TOTAL CHANGE ORDER COSTS (SLA 3)</b>	
Change Order #2	RF5A-RF15I Electrical Changes	
	RFI 6a,b,e Data Changes	
	Electrical and Data Disconnect	
	<b>TOTAL CHANGE ORDER COSTS (SLA 5)</b>	<b>\$2,302.47</b>
Change Order #3	Relocate Kiosk	
	Seismic bracing	
	Doorbell	
	ABC Fire extinguisher	
	Relocate TV to Window Wall	
	<b>TOTAL CHANGE ORDER COSTS (SLA 6)</b>	<b>\$2,308.24</b>
Change Order #4	Delay Panic Exit	
	Credit Reception Wainscot	
	Revise Electrical Dwg	
	<b>TOTAL CHANGE ORDER COSTS (SLA 8)</b>	<b>\$9,567.72</b>
Change Order #5	Add 2x2 Light fixture at interview room #4	
	<b>TOTAL CHANGE ORDER COSTS (SLA 8)</b>	
Change Order #9	Add emergency lighting to DCR room and restrooms	
	<b>TOTAL CHANGE ORDER COSTS (SLA 8)</b>	
	<b>TOTAL CHANGE ORDERS TO DATE:</b>	<b>\$19,516.45</b>

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. SLA 6 provided a notice to proceed for change order 3 in the amount of \$2308.24. SLA 8 provided a notice to proceed for change order #4 in the amount of \$9567.72, change order #5 in the amount of [REDACTED] and change order #9 in the amount of [REDACTED]

With the addition of change order 4, 5 and 9, outlined above, the new total TI cost is: \$479,615.35 which exceeds the TIA of \$206,286.75. The remaining costs for TI's over the TIA in the amount of \$273,328.60 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 4, 5, and 9 must reference the PS number below.

The original invoice must be submitted electronically to ([www.finance.gsa.gov](http://www.finance.gsa.gov)) and to the Contracting Officer at [hilda.gonzalez@gsa.gov](mailto:hilda.gonzalez@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  
400 15<sup>th</sup> Street SW, 10 PCS  
Auburn, WA 98001 - 6599

[CONTINUED ON PAGE 3]

INITIALS:

LESSOR

& GOVT

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: PS 0021575



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

**Paragraph 20 is hereby added to the lease:**

20. The Lessor shall, as part of its shell cost, restripe and reseal the parking spaces provided for the Government, NO LATER THAN May, 1, 2012. Upon completion of the aforementioned, the Lessor shall notify the Government with the Government reserving the right to inspect and review the work and determine its acceptability.

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

INITIALS:

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LESSOR & GOVT