

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 13

TO LEASE NO. **GS-10B-07156** BLDG NO. **WA7994ZZ**

ADDRESS OF PREMISES

Seatac Office Center, South Tower, 2nd Floor, 1800 International Blvd., Seatac, WA 98188-4253

THIS AGREEMENT, made and entered into this date by and between SeaTac Venture 2010 LLC

Whose address is 810 NW Marshall Street, Ste 300, Portland, OR 97209-3726

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

WHEREAS, the parties hereto desire to amend the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective November 5, 2013, as follows:

Lease Amendment (LA) Number 13 has been prepared to add 10 surface and 17 structured parking spaces to the rent, and to make a one-time lump sum payment to the Lessor for parking access cards. Therefore, Paragraph 1 and 3 are deleted in their entirety and replaced with the same numbered paragraphs in lieu thereof.

1. The Lessor hereby leases to the Government the following described premises:

A total of 21,459 rentable square feet (RSF) of office and related space, which yields 20,407 ANSI/BOMA Office Area square feet (USF) of space consisting of Block A – 18,247 rentable square feet (RSF) of office and related space, which yields 17,544 ANSI/BOMA Office Area square feet (USF) of space on the 2nd floor and Block B – 3,212 rentable square feet (RSF) of office and related space, which yields 2,863 SNSI/BOMA Office Areasquare feet (USF) of space on the 11th floor at SeaTac Office Center, 1800 International Blvd., SeaTac, WA 98188-4253, to be used for such purposes as determined by the General Services Administration.

Included in the rent at no additional cost to the Government are eighty-seven (87) total parking spaces (comprised of 66 surface and 21 structured) for exclusive use of Government employees and patrons. (Surface parking is valued at \$35.00 per month and structured parking is valued at \$50.00 per month).

The Government shall also lease twenty-seven (27) parking spaces (comprised of 10 surface and 17 structured), at the rate described in paragraph 3, for exclusive use of Government employees and patrons.

Continued on Page 2

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date

FOR THE Lessor
Signature: _____
Name: Traci Wall
Title: Sr. Vice President
Entity Name: Scanlon Kemper Bend Cos
Date: 11/4/13

FOR THE Government
Signature: _____
Name: V. J. MOHL
Title: CONTRACTING OFFICER
Entity Name: GSA, Public Building Service
Date: JUN 28 2014

WITNESS
Signature: _____
Name: _____

Title: Asset Management Administrator
Date: 11/4/13

Continued from page 1

Block A - 18,247 RSF				
Rent Period	Shell Rent ¹	Operating Rent ²	Amortized Tis ³	Annual Rent ²
4/12/13-1/31/14	\$245,934.63	\$125,489.14 plus CPI	\$150,617.62	\$522,041.39
2/1/14-1/31/15	\$259,619.88	\$125,489.14 plus CPI	\$150,617.62	\$535,726.64
2/1/15-1/31/16	\$273,305.13	\$125,489.14 plus CPI	\$150,617.62	\$549,411.89
2/1/16-1/31/17	\$370,596.57	\$125,489.14 plus CPI	\$0.00	\$496,085.71
2/1/17-1/31/18	\$384,281.82	\$125,489.14 plus CPI	\$0.00	\$509,770.96
2/1/18-1/31/19	\$397,967.07	\$125,489.14 plus CPI	\$0.00	\$523,456.21
2/1/19-1/31/20	\$411,652.32	\$125,489.14 plus CPI	\$0.00	\$537,141.46
2/1/20-1/31/21	\$425,337.57	\$125,489.14 plus CPI	\$0.00	\$550,826.71

Block B - 3,212 RSF				
Rent Period	Shell Rent ¹	Operating Rent ²	Amortized Tis ³	Annual Rent ²
4/12/13-1/31/14	\$43,291.61	\$22,089.72	\$41,378.38	\$106,759.71
2/1/14-1/31/15	\$45,700.61	\$22,089.72 plus CPI	\$41,378.38	\$109,168.71
2/1/15-1/31/16	\$48,109.61	\$22,089.72 plus CPI	\$41,378.38	\$111,577.71
2/1/16-1/31/17	\$65,235.72	\$22,089.72 plus CPI	\$0.00	\$87,325.44
2/1/17-1/31/18	\$67,644.72	\$22,089.72 plus CPI	\$0.00	\$89,734.44
2/1/18-1/31/19	\$70,053.72	\$22,089.72 plus CPI	\$0.00	\$92,143.44
2/1/19-1/31/20	\$72,462.72	\$22,089.72 plus CPI	\$0.00	\$94,552.44
2/1/20-1/31/21	\$74,871.72	\$22,089.72 plus CPI	\$0.00	\$96,961.44

Parking ⁴			
Rent Period	Structured (17)	Surface (10)	Total (27)
11/5/13-1/31/14	\$10,200.00	\$6,000.00	\$16,200.00
2/1/14-1/31/15	\$10,200.00	\$6,000.00	\$16,200.00
2/1/15-1/31/16	\$10,200.00	\$6,000.00	\$16,200.00
2/1/16-1/31/17	\$10,200.00	\$6,000.00	\$16,200.00
2/1/17-1/31/18	\$10,200.00	\$6,000.00	\$16,200.00
2/1/18-1/31/19	\$10,200.00	\$6,000.00	\$16,200.00
2/1/19-1/31/20	\$10,200.00	\$6,000.00	\$16,200.00
2/1/20-1/31/21	\$10,200.00	\$6,000.00	\$16,200.00

Continued on Page 3

TW / ASJM
Lessor Gov't

Continued from page 2

Total - Block A and Block B - 21,459 RSF and Parking ⁴					
Rent Period	Shell Rent ¹	Operating Rent ²	Amortized TIs ³	Parking ^{4,5,6} (Annual)	Annual Rent ²
11/1/13-1/31/14	\$289,226.24	\$147,578.86	\$191,996.00	\$16,200.00	\$645,001.10
2/1/14-1/31/15	\$305,320.49	\$147,578.86 plus CPI	\$191,996.00	\$16,200.00	\$661,095.35
2/1/15-1/31/16	\$321,414.74	\$147,578.86 plus CPI	\$191,996.00	\$16,200.00	\$677,189.60
2/1/16-1/31/17	\$435,832.29	\$147,578.86 plus CPI	\$0.00	\$16,200.00	\$599,611.15
2/1/17-1/31/18	\$451,926.54	\$147,578.86 plus CPI	\$0.00	\$16,200.00	\$615,705.40
2/1/18-1/31/19	\$468,020.79	\$147,578.86 plus CPI	\$0.00	\$16,200.00	\$631,799.65
2/1/19-1/31/20	\$484,115.04	\$147,578.86 plus CPI	\$0.00	\$16,200.00	\$647,893.90
2/1/20-1/31/21	\$500,209.29	\$147,578.86 plus CPI	\$0.00	\$16,200.00	\$663,988.15

¹ Shell rent amount includes the base tax as shown in paragraph 9

² Operating rent is subject to annual adjustments per paragraph 10, and do not include adjustments beyond 2/1/13.

³ Amortized TIs see paragraph 8.

⁴ Rates do not include 87 spaces (21 structured, 66 surface) provided by the Lessor at no-cost to the Government.

⁵ Structured parking shall be paid at a rate of \$50.00/stall per month

⁶ Surface parking shall be paid at a rate of \$50.00/stall per month.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

SeaTac Venture 2010 LLC
810 NW Marshall Street, Ste 300
Portland, OR 97209-3422

A one-time lump sum payment will be made to the Lessor effective 11/01/2013, for the one-time fee of \$15/space for access cards for the secure parking, or (17 spaces x \$15/space) \$255.00.

TW, ASM
Lessor Gov't