

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

Supplemental Agreement
No. 1

Date:
3/29/11

TO LEASE NO. LWA07187

Building # WA8021

ADDRESS OF PREMISES **22215 26 Avenue SE**
Bothell, WA 98011-4425

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of 2

THIS AGREEMENT, made and entered into this date by and between **Arden Realty Limited Partnership**

Whose address is **11601 WILSHIRE BOULEVARD, 4TH FLOOR**
LOS ANGELES, CALIFORNIA 90025-0509

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 reflect the completion and final cost of Tenant Improvements and to document Beneficial Occupancy of Temporary Space ONLY of 4123 RSF/3664 USF.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **October 1, 2010** as follows:

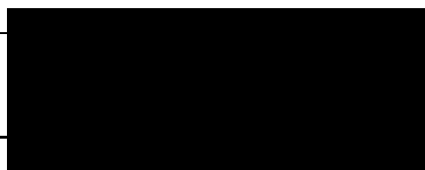
The purpose of this Supplemental Lease Agreement (SLA) #1 is to reflect the completion and final cost of Tenant Improvements and to document Beneficial Occupancy of Temporary Space ONLY of 4123 RSF/3664 USF.

Therefore, Paragraphs 2, 3, and 8 are deleted in their entirety and replaced with the same numbered paragraphs below:

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

Lessor:
BY:



(Signature)

Scott B. Lyle
Chief Operating Officer

(Title)
11601 WILSHIRE BLVD.
FOURTH FLOOR
~~LOS ANGELES, CA 90025~~
(Address)

UNITED STATES OF AMERICA



(Signature)

TERRIA HEINLEIN
CONTRACTING OFFICER

(Official Title)

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2010 and ending c September 30, 2011, for the immediate occupancy of 3,664 USF/4,123 RSF of temporary space. Once beneficial occupancy established on the entire leased space of 27,635 USF/30,470 RSF (approximately July 1, 2011 or earlier), and continue through June 30, 2021 for the entire space, subject to termination and renewal rights as may be hereinafter set forth, this 3,664 USF/4,123 RSF will become billable for full service rent as part of the entire 27,635 USF/30,470 RSF. The lease commencement date is estimated and shall begin upon substantial completion and beneficial occupancy of the entire space to the Government, which shall be set forth in a subsequent supplemental lease agreement.
3. The Government shall pay the Lessor annual rent according to the schedule below:

	Annual Rent (Years 1-5)	Monthly Rent (Years 1-5)	Annual Rent (Years 6-10)	Monthly Rent (Years 6-10)
Shell Rental Rate	\$390,016.00*	\$32,501.33	\$530,576.70	\$44,214.72
Operating Cost Rate	\$148,893.60	\$12,391.13	\$148,893.60	\$12,391.13
Tenant Improvement Rate	\$147,289.60	\$12,274.90	\$147,289.60	\$12,274.90
Real Estate Taxes	\$45,705.00	\$3,808.75	\$45,705.00	\$3,808.75
Full Service Rent	\$731,904.20	\$60,986.11	\$872,364.90	\$72,717.50

*The Government will pay the operating cost rate and Tenant Improvement reimbursement only on 3,664 USF/4,123 RSF of temporary space until beneficial occupancy of entire space, per the table below:

	Annual Rent (Temp. Space)	Monthly Rent (Temp. Space)
Shell Rental Rate	\$0.00*	\$0.00
Operating Cost Rate	\$20,120.24	\$1,676.69
Tenant Improvement Rate	\$7,577.05 (9 mo.)	\$631.89
Rent for Temp. Term	\$27,697.29	\$2,308.58

After beneficial occupancy has been established on the entire space of 30,470 RSF, the Government shall be provided with six (6) months of free shell rent. This will result in shell rent for year 1 of \$195,008.00. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

ARDEN REALTY LIMITED PARTNERSHIP
 11601 WILSHIRE BOULEVARD, 4TH FLOOR
 LOS ANGELES, CALIFORNIA, 90025-0509

8. In accordance with the SFO paragraph 3.3 entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$1,271,210.00 (27,635 USF x \$46.00) shall be amortized through the rent for 10 years at the rate of 3%. The total annual cost of Tenant Improvements for the amortization period shall be \$1,472,988.00.

Tenant Improvements to apply only to temporary space mentioned above- new carpet for 3,664 RSF in the total amount of \$7,577.05 shall be amortized through the rent for 36 weeks at the rate of 0%. In separate correspondence dated October 18, 2010, the Government issued a Limited Notice to Proceed Letter for Tenant Improvements in the amount of \$7,577.05 Total for the temporary space ONLY of 3,664 USF/4,123 RSF. Therefore, the total annual cost of Tenant Improvements for this amortization period shall be \$7,577.05. Tenant improvements and Beneficial Occupancy for the entire space of 30,470 RSF/27,635 USF will be documented in a subsequent SLA.

All other terms and conditions of the Lease shall remain in force and effect unless otherwise amended.

Initials: AR JH
 Lessor
 Govt