

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7 - Page 1 of 2
	TO LEASE NO. GS-10B-07205 Bldg# WA7788ZZ
ADDRESS OF PREMISES 811 South Hill Drive, Puyallup, WA 98373	PDN Number:

THIS AMENDMENT is made and entered into between Washington Securities & Investment Corporation (WSIC)

whose address is: 8911 WEST GRANDRIDGE BLVD., SUITE C
KENNEWICK, WA 99336-7126

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 establish acceptance of Tenant Improvements.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon the date of the government signature of this Amendment as follows.

In addition, 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."

Paragraphs 3, 8, and 16 are hereby deleted and replaced:

3. The Government shall pay the Lessor annual rent per the table below, per month in arrears.

<u>Rent Period</u> ¹	<u>Shell Rent</u>	<u>Operating Rent</u> ²	<u>Amortized TIs</u> ³	<u>Annual Rent</u>	<u>Monthly Rent</u>
11/16/10 - 11/15/15	\$178,865.00	\$55,932.00	\$46,680.42	\$281,477.42	\$23,456.45
11/16/15 - 11/15/20	\$195,631.00	\$55,932.00	\$46,680.42	\$298,243.42	\$24,853.62
11/16/20 - 11/15/25	\$260,039.00	\$55,932.00	\$0.00	\$315,971.00	\$26,330.92

¹ Rent for the period of 03/16/14 - 04/15/14 is adjusted pursuant to Paragraph 16 of the SF2.

² Base Operating Rent is subject to future operating costs adjustment in accordance with Paragraph 10 of the SF-2.


Continued on Page 2

This Lease Amendment contains {2} pages.


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

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


FOR THE LESSOR:

Signature: 
Name: _____
Title: President
Entity Name: Washington Securities & Investment Corporation
Date: 6/26/14

FOR THE GOVERNMENT:

Signature: 
Name: Terria Heinlein
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/17/14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Carla A. Merkel
Title: V. President
Date: 6/26/14

8. In accordance with the SFO paragraph 3.2 entitled *Tenant Improvements Included in Offer*, Tenant Improvements in the total amount of \$320,622.43 (7,900 USF x \$40.585118) shall be amortized through the rent for 10 years at the rate of 8.0%. The total annual cost of Tenant Improvements for the amortization period shall be \$46,680.42.
16. Adjusted monthly rent payments (application of commission credit):
 The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.3 B. The monthly rent is \$23,456.45. The monthly shell rent is \$14,905.42. The commission credit is [REDACTED] and is calculated as follows:

Commission: [REDACTED]
 Commission: [REDACTED]

[REDACTED]
 GSA Credit [REDACTED]

Previously Paid Commissions:
 GSA Credit already received [REDACTED]

Overpayment Due Lessor:
 GSA Overpayment: [REDACTED]

The monthly rent payment adjusted for the overpayment of commission is as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Commission Overpayment</u>	<u>Adjusted Monthly Rent Payment</u>
03/16/14 – 04/15/14	\$23,456.45	[REDACTED]	[REDACTED]
04/16/14 – 05/15/14	\$23,456.45	\$0.00	\$23,456.45

**The Lessor hereby waives restoration.
 All other terms and conditions remain in full force and effect.**

INITIALS: ASM & JH
 LESSOR GOV'T