

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07225	DATE AUG 16 2012	PAGE 1 of 1
ADDRESS OF PREMISES Stadium Innovation Center, 1531 Utah Avenue South, Seattle, WA 98134			Building No. WA8025

THIS AGREEMENT, made and entered into this date by and between 1531 UTAH AVENUE SOUTH LIMITED PARTNERSHIP whose address is 270 S. HANFORD STREET #100 SEATTLE, WA 98134-1838

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 begin commencement of Shell Rent and thereby establish the effective date of the lease and reserve the rights of the commission credit at a later date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 1, 2012, to document commencement of Shell Rent. Paragraphs 3 and 9 are hereby deleted in their entirety and replaced with the same numbered paragraphs below.

Paragraph 3: The Government shall pay the Lessor annual rent of \$276,036.75 at the rate of \$23,003.06 per month for years 1 – 5 and \$337,935.90 at a rate of \$28,161.33 per month for years 6 – 10 and \$401,860.20 at the rate of \$33,488.35 per month for years 11 – 15 and it shall be paid in arrears.

Amount of Annual Rent and Rate per Month, payable on 10,125 ANSI/BOMA Rentable area is as follows:

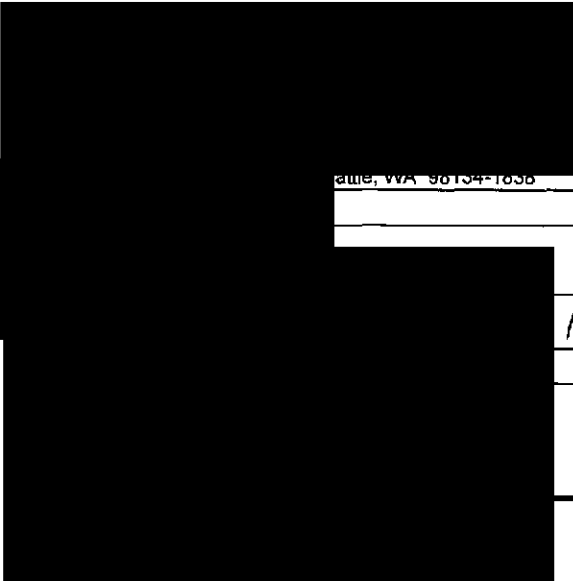
Rent Period	Shell Rent ¹	Operating Rent	Amortized TI's ²	Annual Rent
07/01/12-06/30/17	\$276,036.75	\$0.00	\$0.00	\$276,036.75
07/01/17-06/30/22	\$337,935.90	\$0.00	\$0.00	\$337,935.90
07/01/22-06/30/27	\$401,860.20	\$0.00	\$0.00	\$401,860.20

¹ These costs will be paid upon completion of Tenant Improvements and acceptance of space.
¹ Taxes are included in shell and will be adjusted annually in accordance with the SFO paragraph entitled *Tax Adjustment*. First tax adjustment will be for tax year 2014.
² Amortized TIs will be paid upon completion and acceptance of space.

Paragraph 9: In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 5.95% (10,125RSF/170,000RSF)

At this time the Government will not apply Paragraph 16. "Adjusted monthly rent payments (application of commission credit)", but reserves its rights under Paragraph 16 at a later date.

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



I have hereunto subscribed their names as of the date first above written.

PARTNERSHIP

NAME OF SIGNER
Donald R. Agnes

IN PRESENCE OF

NAME OF SIGNER
Larry J. Ice

100, Seattle, WA 98134

UNITED STATES OF AMERICA

NAME OF SIGNER
MICHAEL J. CORRIGAN

OFFICIAL TITLE OF SIGNER
CONTRACTING OFFICER