

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-10B-07233	DATE 1/21/12	PAGE 1 of 2
ADDRESS OF PREMISES The North Coast Life Building, 1116 W. Riverside Avenue, Spokane, Washington 99201-1106		BUILDING NO.: WA8028	

THIS AGREEMENT, made and entered into this date by and between WEST 1116 RIVERSIDE PARTNERS

whose address is 1116 W. RIVERSIDE AVENUE
SPOKANE, WA 99201-1106

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 beneficial occupancy and amend rent periods accordingly. Therefore, paragraphs 2, 3 and 15 of the Lease are hereby deleted in their entirety and replaced below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 14, 2011, as follows:

- To have and to hold the said premises with their appurtenances for the term beginning on December 14, 2011 and continuing for fifteen (15) years, subject to termination and renewal rights as may be hereinafter set forth.
- The Government shall pay the Lessor annual rent per the table below, per month in arrears.

Rent Period	Shell Rent	Operating Rent ¹	Tenant Improvement Costs ²	Bldg Security	Total Annual Rent
12/14/11 – 12/13/21	\$204,249.60	\$45,964.80	\$55,625.42	\$2,160.00	\$307,999.82
12/14/21 – 12/13/26	\$149,910.40	\$45,964.80			\$195,875.20

¹ Base Operating Rent subject to adjustments in accordance with Paragraph 10 of the lease.

² Tenant Improvement Costs in accordance with Paragraph 8 of the lease.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:
WEST 116 RIVERSIDE PARTNERS
1116 W. RIVESIDE AVENUE
SPOKANE, WA 99201-1106

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

LESSOR

SIGNATURE <i>West 116 Riverside Partners mg Partners</i>	NAME OF SIGNER C. ROBERT OSDEN
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ADDRESS <i>1116 W. Riverside Ave. Spokane, WA, 99201-1106</i>
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IN PRESENCE OF

NAME OF SIGNER <i>Thomas V Crain</i>

er Park, WA 99006

UNITED STATES OF AMERICA

NAME OF SIGNER
OFFICIAL TITLE OF SIGNER

15. Adjusted monthly rent payments (application of commission credit):

The commission credit shall be applied against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.4 B. The monthly rent is \$25,666.65. The monthly shell rent is \$17,020.80. The commission credit is \$35,689.48 and is calculated as follows:

Total Commission: Gross Rent Yrs 1 - 5 = \$1,539,999.10
 Commission \$1,539,999.10 x [REDACTED]
 \$1,539,999.10 x [REDACTED] = [REDACTED]

GSA Rent Credit: [REDACTED]
 Studley/LaBonde Credit: [REDACTED]

* per the sales tax adjustment documented in SLA #2.

The monthly rent payments adjusted for the commission credit are as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
12/14/11 – 1/13/12	\$25,666.65	\$17,020.80	[REDACTED]	\$-0-	[REDACTED]
1/14/11 – 2/13/12	\$25,666.65	\$17,020.80	\$-0-	\$-0-	[REDACTED]

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

INITIALS: EAS & [Signature]
 LESSOR & GOVT