

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. GS-10B-07236	DATE 5/11/12	PAGE 1 of 2
ADDRESS OF PREMISES Alderwood West Center, 18905 33 <sup>rd</sup> Avenue, Suite 200, Lynnwood, WA 98036			Bldg # WA7765ZZ

**THIS AGREEMENT**, made and entered into this date by and between J & J ALDERWOOD, LLC,

whose address is: 30500 SE 79<sup>th</sup> Street  
Issaquah, WA 98027

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 order change orders to tenant improvements.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 7, 2012, as follows:

On February 2, 2012, the Government issued a Notice To Proceed (NTP) for construction of TIs on expansion space of 6,960 rentable square feet (RSF) at Alderwood West Center, 18905 33<sup>rd</sup> Avenue, Suite 200, Lynnwood, WA 98036. This NTP was issued in the total amount of \$215,330.58 excluding Security improvements. This amount did not exceed the TIA (Tenant Improvement Allowance) of \$298,723.20.

This Supplemental Lease Agreement (SLA) No. 05 orders tenant improvements for change orders #3, #4, #5, #6 and #7, indicated in Exhibit "A" attached to this SLA, in the amount totaling **\$8,794.59**. The total costs associated with change orders #3, #4, #5, #6 and #7 shall be incorporated into the Tenant Improvements amortized into the rental rate in accordance with the Lease. Total cost of the project is now calculated as not to exceed **\$234,343.62** as summarized below:

Initial TI Approval (SLA No. 3)	\$ 215,330.58
Change Order No. 1 (SLA No. 4)	\$ 9,567.17
Change Order No. 2 (SLA No. 4)	\$ 651.28
Change Order No. 3	\$ 2,155.78
Change Order No. 4	\$ 448.13
Change Order No. 5	\$ 1,333.62
Change Order No. 6	\$ 1,304.94
Change Order No. 7	\$ 3,552.12
<b>Total Tenant Improvements</b>	<b>\$ 234,343.62</b>

Continued on page 2

**IN WITNES** have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE	NAME OF SIGNER
[Redacted Signature]	Jordan Lott
ADDRESS	9904 Road #140 Issaquah WA 98029

IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
[Redacted Signature]	Joel Ostroff
ADDRESS	2101 4 <sup>th</sup> Avenue, #310 Seattle WA 98121

UNITED STATES OF AMERICA	
SIGNATURE	NAME OF SIGNER
[Redacted Signature]	Terria Heinlein
	OFFICIAL TITLE OF SIGNER
	Contracting Officer

Only the GSA Contracting Officer has the authority to obligate Government funds for any work, request or demand under the terms and conditions of the contract. While there may be discussions regarding potential changes, you are required to obtain approval from the GSA Contracting Officer through a signature or written affirmation prior to proceeding, regardless of cost.

The Lessor is to maintain a budget log and tracking of all expenditures against the agreed upon amount above and provide this at the request of the government. The Lessor is also required to track all change orders and seek approval of all change orders from the GSA Contracting Officer prior to the commencement of work. Change orders are to be reflected as part of the budget tracking, regardless of cost.

The Lessor hereby waives restoration as a result of all improvements.

**All other terms and considerations of the lease shall remain in full force and effect unless otherwise amended.**

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