

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07237	BLDG. NO. WA7773	DATE 3/22/12	PAGE 1 of 2
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ADDRESS OF PREMISES
13510 Aurora Avenue N, Suite B, Seattle, WA 98133

THIS AGREEMENT, made and entered into this date by and between **Aurora Corner, LLC**

whose address is 2310 130th Avenue NE
Suite 202
Bellevue, WA 98005-1761

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 tenant improvements which are below the tenant improvement allowance, modify the rent breakdown, and clarify the commission and commission credit.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 30, 2011, as follows:

- I. In separate correspondence dated June 9, 2011, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$79,706.78. The total costs for tenant improvements are \$102,160.63. The Government hereby orders the balance of \$22,453.85. The Government-approved costs are documented in the attached proposal as an Exhibit to SLA 1 (7 pages).
- II. The Lessor hereby waives restoration as a result of all improvements.
- V. The following paragraphs are hereby deleted in their entirety and the following substituted therefore:
- 3. The Government shall pay the Lessor rent as follows:

	Shell Rent	Operating Costs	Taxes	TIs	Annual Rent	Monthly Rent
8/10/2011 – 8/9/2012	\$91,007.10	\$20,921.20	\$15,789.55	\$23,700.61	\$151,418.46	\$12,618.21
8/10/2012 – 8/9/2013	\$93,737.31	\$20,921.20	\$15,789.55	\$23,700.61	\$154,148.67	\$12,845.72
8/10/2013 – 8/9/2014	\$96,549.43	\$20,921.20	\$15,789.55	\$23,700.61	\$156,960.79	\$13,080.07
8/10/2014 – 8/9/2015	\$99,445.91	\$20,921.20	\$15,789.55	\$23,700.61	\$159,857.27	\$13,321.44
8/10/2015 – 8/9/2016	\$102,429.29	\$20,921.20	\$15,789.55	\$23,700.61	\$162,840.65	\$13,570.05
8/10/2016 – 8/9/2017	\$105,502.17	\$20,921.20	\$15,789.55		\$142,212.92	\$11,851.08
8/10/2017 – 8/9/2018	\$108,667.23	\$20,921.20	\$15,789.55		\$145,377.98	\$12,114.83
8/10/2018 – 8/9/2019	\$111,927.24	\$20,921.20	\$15,789.55		\$148,637.99	\$12,386.50
8/10/2019 – 8/9/2020	\$115,285.06	\$20,921.20	\$15,789.55		\$151,995.81	\$12,666.32
8/10/2020 – 8/9/2021	\$118,743.61	\$20,921.20	\$15,789.55		\$155,454.36	\$12,954.53

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

LESSOR

SIGNATURE	[Redacted]	NAME OF SIGNER	Martin Smith
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ADDRESS 7523 43rd Ave NE, Seattle WA 98115

IN PRESENCE OF

SIGNATURE	[Redacted]	NAME OF SIGNER	Daryl Reichstein
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ADDRESS 2310 130th Ave NE Suite 202 Bellevue, WA 98005

UNITED STATES OF AMERICA

[Redacted]	NAME OF SIGNER	TERRIA HEINLEIN
[Redacted]	OFFICIAL TITLE OF SIGNER	CONTRACTING OFFICER

Shell rent increases 3% annually. Operating Costs are subject to CPI adjustments. Real Estate Taxes are subject to adjustment. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Aurora Corner, LLC, 2310 130th Avenue NE, Suite 202, Bellevue, WA 98005-1761.

8. In accordance with SFO No. 6WA0432, paragraph 3.2 entitled Tenant Improvements Included in Offer, upon completion and acceptance of the tenant improvements by an authorized Government official; actual final Tenant Improvement costs shall be reconciled and memorialized in a Supplemental Lease Agreement. The final tenant build out cost of \$102,160.63 will be amortized at a rate of 6.0% over the firm term of five (5) years. The annual amortized amount of Tenant Improvements is \$23,700.61.
19. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial firm term of the lease, or [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit, or [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this Lease.
20. Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and will continue until the commission credit has been accounted for.

The monthly rent adjusted for the commission credit is as follows:

Rent Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit Owed	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$12,618.21	\$7,583.93	[REDACTED]	[REDACTED]	[REDACTED]
Month 2	\$12,618.21	\$7,583.93	[REDACTED]	\$0.00	[REDACTED]
Month 3	\$12,618.21	\$7,583.93	\$0.00	\$0.00	\$12,618.21