

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE 11/18/11
	TO LEASE NO. GS-10B-07258	

ADDRESS OF PREMISES: 1145 Broadway Plaza, Tacoma, WA 98402-3524

THIS AGREEMENT, made and entered into this date by and between Tacoma Financial Center Partners, LLC

whose address is 1145 Broadway Plaza, Suite 1300, Tacoma, WA 98402-3524

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties for the considerations hereinafter covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraph 18 is deleted in its entirety and replaced with the following:

18. Offeror's Tenant Improvement Fee Schedule: Pursuant to the offer received January 14, 2011, the Offeror's Tenant Improvement Fee Schedule shall be applicable to Tenant Improvements, any Building-Specific Security, and change orders during initial construction arising under this Lease. The applicable fees are:
- a. General Conditions will be 8.00% of Total Subcontractors Costs estimated to be \$479,890.40.
 - b. General Contractor's fee will be 4.00% of Total Subcontractors Costs estimated to be \$479,890.40.
 - c. Architectural/Engineering fees will be a flat fee of \$42,625.00.
 - d. Lessor's Project Management fee will be 5.00% of Total Subcontractors Costs estimated to be \$479,890.40.

IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

[Redacted Signature]

LLC

MANAGING MEMBER

Title

[Redacted Name]

Printed Name

[Redacted Address]

1145 Broadway Plaza #1300
(Address)

[Redacted City/State/Zip]

Tacoma, WA 98402
City, State, Zip

UNITED STATES OF AMERICA

General Services Administration

[Redacted Signature]

Contracting Officer
(Official Title)