

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 1	DATE 3/9/12
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS- 10B-07269	PAGE 1 OF 2

ADDRESS OF PREMISES: 880 N.E. Rose Street, College Place, Washington, 99324-2042

THIS AGREEMENT, made and entered into this date by and between Richard S. Coulter whose address is [REDACTED]

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 1, 2012, as follows:

- 1) Section 1.2, UNIQUE REQUIREMENTS (LEEDS-CI Certification), of the SFO, is deleted in its entirety.
- 2) Section 5.1, SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION, of the SFO is deleted in its entirety.
- 3) The following paragraphs of the SF-2 are deleted in their entirety and replaced with the following:
 1. A total of 4,532 rentable square feet (RSF) of office and related space, which yields 4,101 ANSI/BOMA Office Area (ABOA) square feet of space in a building to be constructed on Assessor Parcel Number 350-725-522-315, more commonly known as 880 N.E. Rose Street, College Place, Washington 99324-2042, to be used for such purposes as determined by the General Services Administration. (See Attachment A – 2 drawings)
 3. The Government shall pay the Lessor monthly, in arrears, in accordance with the following table:

Years	Annualized				
	Shell	Operating Expenses	Tenant Improvement Allowance	Total Annual Rent	Total Monthly Rent
1-5	\$ 91,773.00	\$ 29,458.00	\$ 26,375.04	\$ 147,606.04	\$ 12,300.50
6-10	\$ 100,837.00	\$ 29,458.00	\$ 26,375.04	\$ 156,670.04	\$ 13,055.84
11-15	\$ 133,694.00	\$ 29,458.00	\$ -	\$ 163,152.00	\$ 13,596.00

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

LESSOR:

[REDACTED]

OWNER (Title)

[REDACTED]

[REDACTED]

UNIT

BY

[REDACTED]

Contracting Officer, General Services Administration (Official Title)

