

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 10
	TO LEASE NO. GS-10B-07927-7297 JA
ADDRESS OF PREMISES PARK 120 BUILDING 636 – 120 <sup>TH</sup> AVENUE NE BELLEVUE, WA 98005-3028	PDN Number: PS0029162

**THIS AGREEMENT**, made and entered into this date by and between  
 PARK 120 INVESTMENTS, LLC  
 whose address is: C/O WALLACE PROPERTIES  
 300 – 112<sup>TH</sup> AVENUE NE  
 BELLEVUE, WA 98004-5800

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 install ADA push buttons on the men's and women's restroom doors, one bollard with an ADA push button and keypad for the ADA employee entrance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 23, 2014 as follows:

Lease Amendment (LA) #10 has been prepared to install ADA push buttons, two each, on the men's and women's public restroom doors, and install one bollard with an ADA push button and keypad for the ADA employee entrance at the Bellevue [redacted] office. Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, Pages 1-4. The Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets and schedules.

Warranty: The Lessor shall warranty the tenant improvements for one year and shall maintain the tenant improvements in accordance with Lease GS-10B-07297 as amended by Supplemental Lease Agreement(s)/Lease Amendments and GSA Form 3517 General Clauses.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.  
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: [redacted]  
 Name: Sammy W. Lee  
 Title: President  
 Entity Name: Park 120 Investments, LLC  
 Date: 6-25-14

**FOR THE**

Signature: [redacted]  
 Name: Wing Anderson  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: July 2014

**WITNESSED FOR THE LESSOR BY:**

Signature: [redacted]  
 Name: [redacted]  
 Title: as agent for Park 120 Investments, LLC  
 Date: 6-25-14

Continued from Page 1

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment. At the Lessor's expense, the Lessor shall restore to original condition anything damaged by the work performed.

Site Conditions: The Lessor shall maintain worksite conditions in accordance with Lease Amendment Number #10 and standard OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area.

Acceptance: The Lessor shall request a final inspection upon project completion. Upon receipt of the request, an appointed GSA Contracting Officer Representative shall inspect the worksite within 14 calendar days and shall inform the Lessor of acceptance of the tenant improvements or actions required to gain acceptance. The Lessor shall furnish contractor and inspection reports, as-built drawings, permits, and all other applicable deliverables upon written notice of the Government's acceptance of the tenant improvements.

Payment: The total cost for tenant improvements is [REDACTED]. Upon completion, inspection, and acceptance of the tenant improvements, the Government shall reimburse the Lessor for the total cost listed above. Reimbursement shall occur within 30 days of the Government's receipt of the Lessor's itemized invoice. The invoice must include:

- Lease number: **GS-10B-07297**
- Building address: **WA7950ZZ**
- Payment reference number: **PS0029162**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

The Lessor must submit invoice documents electronically at [www.finance.gsa.gov](http://www.finance.gsa.gov) and inform the Lease Contracting Officer of the submittal at [amy.anderson@gsa.gov](mailto:amy.anderson@gsa.gov). If the Lessor cannot submit documents electronically, hard copies must be sent to:

<b>Original Documents</b>	<b>Copies</b>
GSA Greater Southwest Finance Center Attn: PBS Payments Branch (BCFA) P.O. Box 17181 Fort Worth, TX 76102	GSA Leasing Division Attn: Amy Anderson 400 15 <sup>th</sup> Street SW Auburn, WA 98001

Notice to Proceed: Upon execution by the Government, this Lease Amendment serves as a Notice to Proceed. The Lessor shall complete the alterations within 30 calendar days of receiving the notice to proceed from the Government. The Lessor shall confirm receipt, in writing, of NTP.

Schedule: The Lessor shall provide a schedule within 7 calendar days from receipt of the executed Lease Amendment. The schedule shall provide delivery details for equipment and materials with lead times that extend beyond seven calendar days.

Change Orders: The Lessor shall only act upon change orders approved by a GSA Contracting Officer and shall seek guidance from a GSA Contracting Officer in the event of any schedule, quality, or scope change.

INITIALS: SL & [Signature]  
LESSOR & GOVT