

LEASE NO. GS-10B-07396 Bldg# WA8042

**Standard Lease
GSA FORM L201C (June 2012)**

This Lease is made and entered into between

SEATAC Venture 2010 LLC

(Lessor), whose principal place of business is **810 NW Marshall Street, Suite 300, Portland, Oregon 97209** and whose interest in the Property described herein is that of Ground Lessor, and

The United States of America (Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**SeaTac Office Center, North Tower
17930 International Blvd
SeaTac, WA, 98188**

and more fully described in Section 1 and Exhibits **A, B and C**, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment. This Lease will start 14 days after initial furniture installation begins, but not later than January 1, 2013, unless the lessor causes the government to not be able to complete the move in a timely manner. A negotiated start date will be agreed to in such a case.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

SEATAC VENTURE 2010 LLC, a Delaware limited liability company

By: 
Name: _____

Title: SENIOR VICE PRESIDENT

Entity Name: _____

Date: 11/9/2012



Title: Lease Contracting Officer
General Services Administration, Public Buildings Service

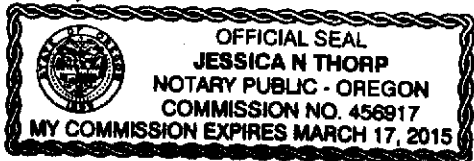
Date: 11/9/12

LESSOR:  GOVERNMENT: 

STATE OF Oregon)
County of Multnomah) ss.

On this 9th day of November, 2012, before me, the undersigned, a Notary Public in and for the state of Oregon, duly commissioned and sworn, personally appeared Irene Ingalalisen, known to be the senior VP of ScanlanKemperBard Companies, LLC, the limited liability company that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of that limited liability company, as Manager of SeaTac Venture 2010 LLC, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute the instrument on behalf of the limited liability company.

WITNESS my hand and official seal hereto affixed the day and year first above written.



NOTARY PUBLIC
My Commission Expires: Oregon
7-15

STATE OF WASHINGTON)
County of _____) ss.

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared _____, known to be the _____, of _____, the United States of America for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute the instrument on behalf of the United States of America.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Print Name: _____
NOTARY PUBLIC for the State of Washington
My Commission Expires: _____

WITNESSED FOR THE LESSOR BY:

Name: Jessica Thorp
Title: Asset Management Administrator
Date: 11-9-12

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

LESSOR: [Signature] GOVERNMENT: [Signature]