

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-10P-LWA07430 BLDG. No. WA8029
ADDRESS OF PREMISES: The Elliot Building 415 W. Wishkah Street Aberdeen, WA 98520	PDN Number: N/A

THIS AMENDMENT is made and entered into between GRENVILLE/STATE, L.L.C.

whose address is: 341 W WISHKAH ST
ABERDEEN, WA 98520-6130

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 establish the Lease Term commencement date, revise the total leased square footage, reconcile the rent, set the firm term in the Termination Rights, reconcile the Broker Commission Credit, and memorialize Change Orders 1-4.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 29, 2014, as follows:

The Lease Term Paragraph, Paragraphs 1.01, 1.03, 1.04, 1.05, and 1.06 and Lease Exhibit G (floor plan) are hereby deleted in their entirety and replaced below. Paragraph 7.03 is hereby added to the Lease.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term September 29, 2014 – September 28, 2024 subject to termination and renewal rights as are hereinafter set forth.

This LA contains 3 pages. Exhibit G contains 2 pages. Exhibit 1 to Lease Paragraph 7.03 contains 3 pages.

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

FOR THE LESSOR:

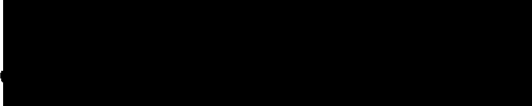

Signature: 
 Name: 
 Title: 
 Entity Name: Grenville/State LLC
 Date: 11/10/14

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: 
 Date: NOV 12 2014

LINDSEY D. SNOW
CONTRACTING OFFICER

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: 
 Title: Office Assistant
 Date: 11/10/14

1.01 THE PREMISES (SIMPLIFIED) (SEP 2013)

The Premises are described as follows:

A. Office and Related Space: 4,419 rentable square feet (RSF), yielding 3,842 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the second floor and known as Suite 202, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit G.

1.03 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (SEP 2013)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form 1364A and the actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the amount of ABOA square footage stated in the Lease. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of Building shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Rights to parking areas are included in the rent.

Office Area	9/29/2014 – 12/28/2014 ³ Annual Rent	12/29/2014 – 9/28/2019 Annual Rent	9/29/2019 – 9/28/2024 Annual Rent
Building Shell Rent (Incl. Real Estate Taxes)	\$0.00	\$50,949.11	\$59,948.42
Turnkey Tenant Improvement Rent ¹	\$0.00	\$25,184.52	\$25,184.52
Operating Rent	\$0.00	\$24,435.00	\$29,195.20
Building Security Amortized Capital (BSAC) Rent ²	\$0.00	\$552.50	\$0.00
Total	\$0.00	\$101,121.13	\$114,328.14

¹The Tenant Improvement Cost of \$207,298.96 is amortized at a rate of 4.0 percent per annum over 10 years.

²BSAC of \$2,600.00 is amortized at a rate of 4.0 percent per annum over 5 years

³The full service rent, including Building Shell Rent, Turnkey Tenant Improvement Rent, Operating Rent, and BSAC, shall be abated during the first three months of the lease.

Rent shall not be adjusted for changes in Real Estate Taxes or Operating Costs.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SIMPLIFIED) (JUN 2012)

A. Jones Lang LaSalle Americas, Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to Jones Lang LaSalle Americas, Inc. with the remaining [REDACTED], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rental Consideration for Simplified Leases" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 4 Rental Payment \$8,426.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.

Month 5 Rental Payment \$8,426.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.

INITIALS:  & 
LESSOR & GOVT

