

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-10P-LWA07451 WA8060ZZ
ADDRESS OF PREMISES 2200 S. 216 th Street Des Moines, WA 98198	PDN Number: see below

THIS AMENDMENT is made and entered into between **Des Moines Creek Business Park Phase II, LLC**

whose address is: **900 SW 16th Street, Suite 330
Renton, WA 98057**

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 memorialize previously approved lump sum work.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, **effective upon government execution**, as follows:

This Lease Amendment (LA) Number 4 is issued to memorialize RWA and BSAC, as a lump sum payment, further identified below.

Therefore, Paragraphs 7.12 and 7.13 are hereby deleted in their entirety and replaced with a similarly numbered paragraph in lieu thereof:

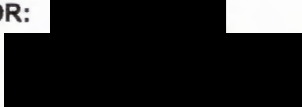
(Continued on Page 2)

This Lease Amendment contains 2 pages and Exhibit 4A, 1 page

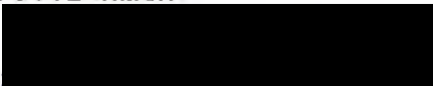
All other terms and conditions of the lease shall remain in force and effect.

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

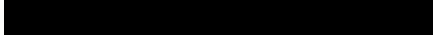
FOR THE LESSOR:

Signature: 
 Name: Bart Brynstad
 Title: Local Partner
 Entity Name: Des Moines Creek Business Park Phase II, LLC
 Date: 7/31/17

FOR THE GOVERNMENT:

Signature: 
 Name: JAMES A. CHAPPEL
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 8/1/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Allison Warren
 Title: Asst. Development Manager
 Date: 7/31/17

7.12 NOTICE TO PROCEED FOR CHANGE ORDER(S) TO BE PAID VIA BUILDING SECURITY AMORTIZED CAPITAL/TI (BSAC/TI):

- A. The total BSAC/TI set forth in Section 1.11 of the lease:
 Upon execution of this lease amendment, the Government approves:
 Previous amounts approved by the Government:
 Remaining balance of BSAC/TI funds available:

\$11,917,347.00
\$126,824.93
\$11,917,347.00
\$0.00

B.

Description	Amount	Total	PDN	Approved via LA #	Exhibit #
BSAC 004 – 007, 009 and 012	\$1,229,778.37		PS0036962	3	3A
TI/other BSAC cost above TIA*	\$10,687,568.63	\$11,917,347.00	PS0036962	3	3A
BSAC 008	\$126,824.93	\$126,824.93	PS0037806	4	4A
*					

Requires additional Government approval for BSAC related items only

PS0037806 JAC

- C. The Government has reviewed the Lessor's pricing approved under this LA and has determined it to be fair and reasonable. Said pricing includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work. The lease amendment serves as the Notice to Proceed (NTP) for the approved work and amount stated above, as specifically approved or otherwise, under this lease amendment. Payment shall be made in accordance with Section 7.10.

7.13 NOTICE TO PROCEED FOR CHANGE ORDER(S) TO BE PAID VIA REIMBURSABLE WORK AUTHORIZATION (RWA):

- A. Upon execution of this lease amendment, the Government memorializes:
 Previous amounts approved by the Government:

B.

Description	Amount	Total	PDN	Approved via LA #	Exhibit #
Furniture design layout			PS0036200	2	2A
RWA 002, BSAC 008			PS0037806	4	4A

- C. The Government has reviewed the Lessor's pricing approved under this LA and has determined it to be fair and reasonable. Said pricing includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work. The lease amendment serves as the approved work and amount stated above, as specifically approved, under this lease amendment. Payment shall be made in accordance with Section 7.10.

All other terms and conditions of the lease shall remain in force and effect.

INITIALS:

LESSOR

&

GOVT