

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 10
<b>LEASE AMENDMENT</b> ADDRESS OF PREMISES Columbia Center Building 701 Fifth Avenue Seattle, WA 98104	TO LEASE NO. GS-10P-08047 BUILDING NO. WA7594ZZ PDN Number: PS0031040

**THIS AGREEMENT**, made and entered into this date by and between **Columbia Center Property, LLC, c/o Beacon Capital Partners**

whose address is: 200 State Street, 5<sup>th</sup> Floor  
 Boston, MA 02109-2628

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 perform alterations.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 19, 2015 as follows:

Lease Amendment (LA) #10 has been prepared to install HDMI and VGA cabling and raceway, install customer owned wall-mounted television, and two core drills within the [redacted] premises on the 16<sup>th</sup> floor of the Columbia Center. Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, Pages 1-2. The Lessor or its 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-10P-08047 as amended by Supplemental Lease Agreement(s)/Lease Amendments and GSA Form 3517 General Clauses.

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 absent negligence or willful misconduct by the tenant.

This Lease Amendment contains 2 pages, plus Exhibit A (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

**FOR THE LESSOR:**

Signature: [redacted]  
 Name: [redacted]  
 Title: Sr. Vice President  
 Entity Name: Columbia Center Property LLC  
 Date: April 17, 2015

**FOR THE GOVERNMENT:**

Signature: [redacted]  
 Name: [redacted]  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 18 April 2015

**WITNESSED FOR THE LESSOR BY:**

Signature: [redacted]  
 Name: [redacted]  
 Title: [redacted]  
 Date: 4.17.15

Continued from Page 1

Site Conditions: The Lessor shall maintain worksite conditions in accordance with 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 **\$3,360.46**. 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-10P-08047**
- Building address: **WA7594ZZ**
- Payment reference number: **PS0031040**
- 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:

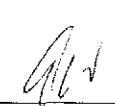
<b>Original Documents</b>	<b>Copies</b>
GSA Greater Southwest Finance Center	GSA Leasing Division
Attn: PBS Payments Branch (BCFA)	Attn: Amy Anderson
P.O. Box 17181	400 15 <sup>th</sup> Street SW
Fort Worth, TX 76102	Auburn, WA 98001

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:

  
 LESSOR

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 GOVT