

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 11 </u>
	TO LEASE NO. GS-10P-LWA08047
ADDRESS OF PREMISES: COLUMBIA CENTER 701 FIFTH AVENUE SEATTLE, WASHINGTON 98104-7097	PDN Number: PS0028299

THIS AGREEMENT, made and entered into this date by and between **Columbia Center Property, LLC**

whose address is: Beacon Capital Partners
200 State Street, Suite 500
Boston, Massachusetts 02109-2605

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 issue a Notice to Proceed (NTP) for tenant alterations, Post Occupancy, paid lump sum under this lease amendment.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, Upon Government Execution, as follows:


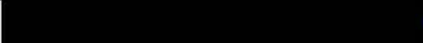
The Government hereby authorizes the Lessor to proceed with tenant alterations as described below.

- I. Post Occupancy Tenant Improvement alterations noted below and in the attached EXHIBIT A

This Lease Amendment contains 2 pages plus Exhibit A (4 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: 
Name: 
Title: Senior Vice President
Entity Name: Columbia Center Property, LLC
Date: 2/3/15

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/5/2015

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Senior Vice President - CBRE
Date: 2/3/15

DAY 2 ALTERATIONS SUMMARY:

Day 2 work by Lessor; inclusive of architectural and Lessors fees:	\$279,439.79
TOTAL LUMP SUM	\$279,439.79

NOTICE TO PROCEED FOR TENANT IMPROVEMENTS AND PROJECT RECONCILIATION:

- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment, NTE, in the amount of \$279,439.79. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181
 Fort Worth, TX 76102-0181

Or online at: www.finance.gsa.gov

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
 Attn: James A. Coffelt
 PBS, 10PRAA
 400 15th Street SW
 Auburn, WA 98001
james.coffelt@gsa.gov

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0028299

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the Lease contract is made.

- III. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR &  GOV'T