

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 20 TO LEASE NO. GS-10P-LWA07038 BUILDING NO. WA7321ZZ
	ADDRESS OF PREMISES Park Place Building 1200 Sixth Avenue Seattle, WA 98101

**THIS AGREEMENT**, made and entered into this date by and between **WH Park Place, LLC**

whose address is: C/O Washington Holdings Structured Finance, LLC  
 600 University Street, Suite 2820  
 Seattle, WA 98101-1184

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 May 14, 2015 as follows:

Lease Amendment (LA) #20 has been prepared to paint four office walls and approximately 50 feet of wall in a common area in the [REDACTED] on the 5<sup>th</sup> floor of the Park Place Building. Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, Pages 1 - 3. 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-LWA07038 as amended by 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 (3 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: [REDACTED]  
 Name: [REDACTED]  
 Title: [REDACTED]  
 Entity Name: Washington Real Estate Holdings, LLC  
 Authorized Agent for WH Park Place LLC  
 Date: May 15, 2015

**FOR THE**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 9 June 2015

**WITNESSED FOR THE LESSOR**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: [REDACTED]  
 Date: May 15, 2015

Continued from Page 1

Site Conditions: The Lessor shall maintain worksite conditions in accordance with Lease Amendment #20 and 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 [REDACTED]. 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-LWA07038**
- Building address: 1200 – 6<sup>th</sup> Avenue, Seattle, WA 98101
- Building Number: **WA7321ZZ**
- Payment reference number: **PS0031903**
- 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 and Lease Management Specialist of the submittal at [amy.anderson@gsa.gov](mailto:amy.anderson@gsa.gov) and [mary.senn@gsa.gov](mailto:mary.senn@gsa.gov). If the Lessor cannot submit documents electronically, hard copies must be sent to:

**Original Documents**  
 GSA Greater Southwest Finance Center  
 Attn: PBS Payments Branch (BCFA)  
 P.O. Box 17181  
 Fort Worth, TX 76102

**Copies**  
 GSA Seattle Field Office  
 Attn: Mary Senn  
 915 Second Avenue, Room 566  
 Seattle, WA 98174

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 &  GOVT