

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.23 Page 1 of 2
	TO LEASE NO. GS-10B-06485 BLDG NO. WA7858ZZ
ADDRESS OF PREMISES SEATAC ITERNATIONAL AIRPORT PORT OF SEATTLE, MAIN TERMINAL 17801 PACIFIC HWY SOUTH SEATTLE, WA 98158	PDN Number: N/A
	Item Number: <u>5d Attach 1</u> Date of Meeting: <u>October 8, 2013</u>

THIS AGREEMENT, made and entered into this date by and between **THE PORT OF SEATTLE**,

whose address is: PORT OF SEATTLE/SEATAC INTERNATIONAL AIRPORT
 AVIATION PROPERTIES
 17801 PACIFIC HWY SOUTH, ROOM A6012M
 SEATTLE, WA 98158-1200

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 accept beneficial occupancy for rooms MT6670M and B3035R and to relinquish rooms B3038R and MT5532T. Also, to add and exercise a five (5) year renewal option.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2013.

This Lease Amendment (LA) #23 is issued to accept beneficial occupancy for room MT6670M which is 2,609 rentable square feet (RSF) and room B3035R which is 687 RSF and relinquish room B3038R which is 2,211 RSF and room MT5532T which has 1,488 RSF for a net reduction of 403 RSF.

Exhibit B (as detailed in Supplemental Lease Agreement No. 21) is deleted in its entirety and replaced with the following attached Exhibit B to this LA, to clarify the specific spaces rented, price per square foot, annual rent and monthly payments (1 page).

Exhibit A is also part of this LA and includes drawings for rooms associated with TSA lease (ten total pages).

This Lease Amendment contains 2 pages. Also included is Exhibit B which details the specific rooms leased and associated rental rates, 1 page and Exhibit A, which are the room drawings for an additional 10 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: _____
 Entity Name: _____
 Date: _____

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: _____

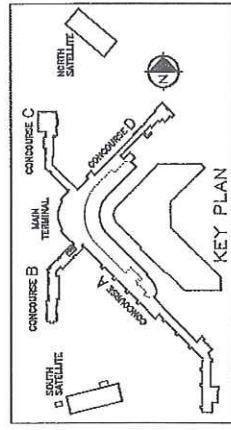
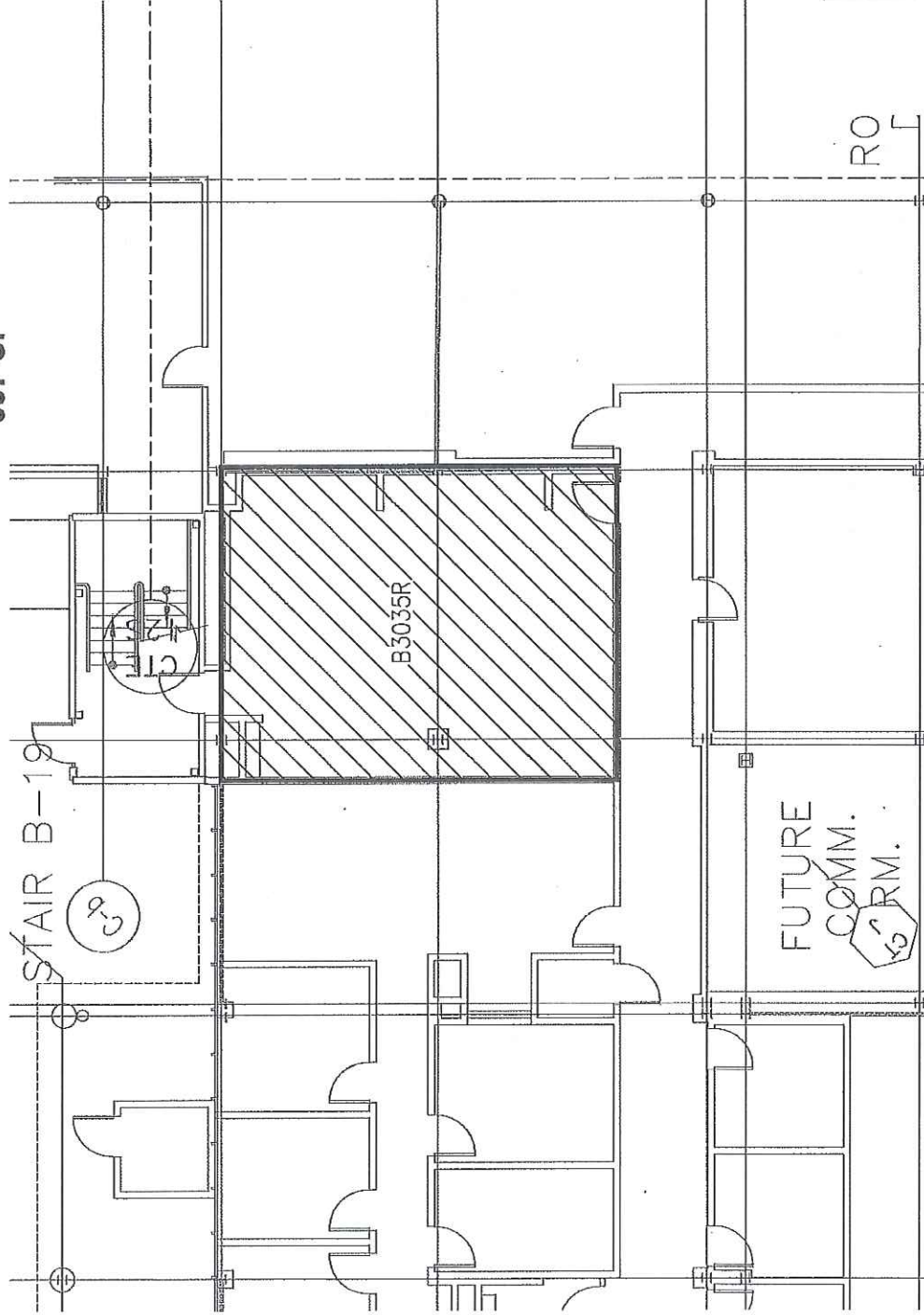
To add and exercise a five (5) year, Part II B Term is deleted in its entirety and replaced below.

Part II, B, Term: To have and to hold, the said premises with their appurtenances for the term commencing on December 23, 2001 and continuing through October 31, 2018 inclusive. The Government has the option to renew this lease for one (1) 5 year term (November 1, 2013 through October 31, 2018) with no change to annual rent (except as specified in Exhibit C, paragraph 3 of the lease) and is exercising that option upon execution of this lease amendment. The Government or the Lessor may terminate this lease, or any space, at any time on or after November 1, 2015, by giving at least sixty (60) day's notice in writing to the Lessor or Lessee. No rental shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the date of mailing.

NOTE: Use of the GSA FORM 276, Supplemental Lease Agreement (SLA) has been discontinued. All references in the lease to "GSA Form 276" or Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment"

INITIALS: _____ & _____
LESSOR GOVT

Exhibit A, Page 1 of 10
Baggage Break Room, Concourse B Ramp Level
TSA Room No. B3035R
687 SF

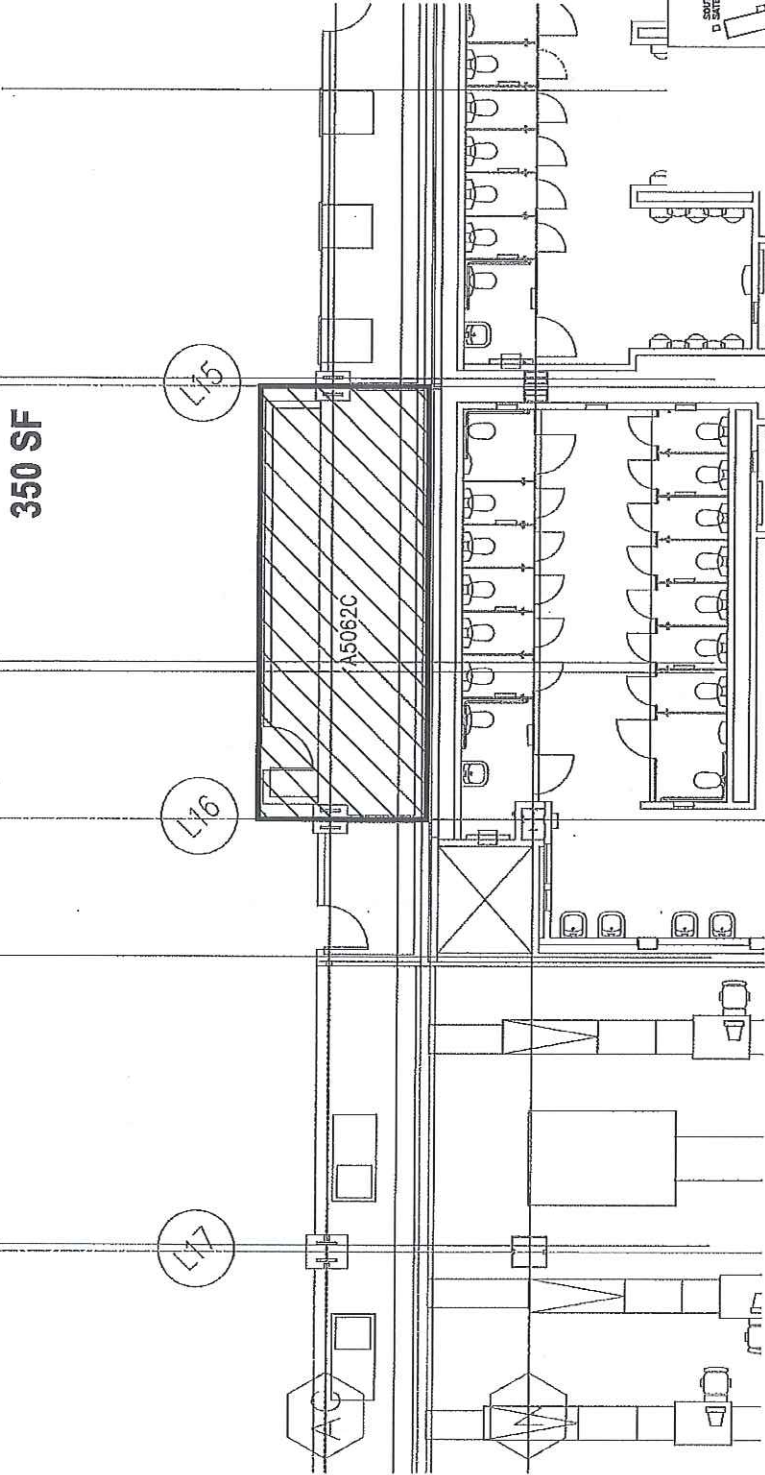


DATE	10/04/2013
DRAWN	
CHECKED BY	TRM BRENNAN
DESIGNED BY	
DATE PL.	

Port of Seattle/Aviation Properties
 Seattle-Tacoma International Airport
 BUILDING: MAIN TERMINAL
 LEVEL: LOCATORS

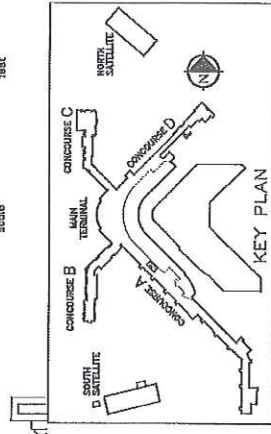
INITIALS: LESSOR & GOVERNMENT

Exhibit A, Page 2 of 10
STSO Office, Concourse A South Checkpoint Area
TSA Room No. A5062C



350 SF

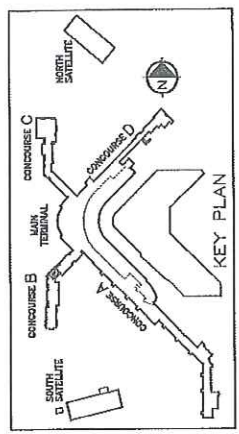
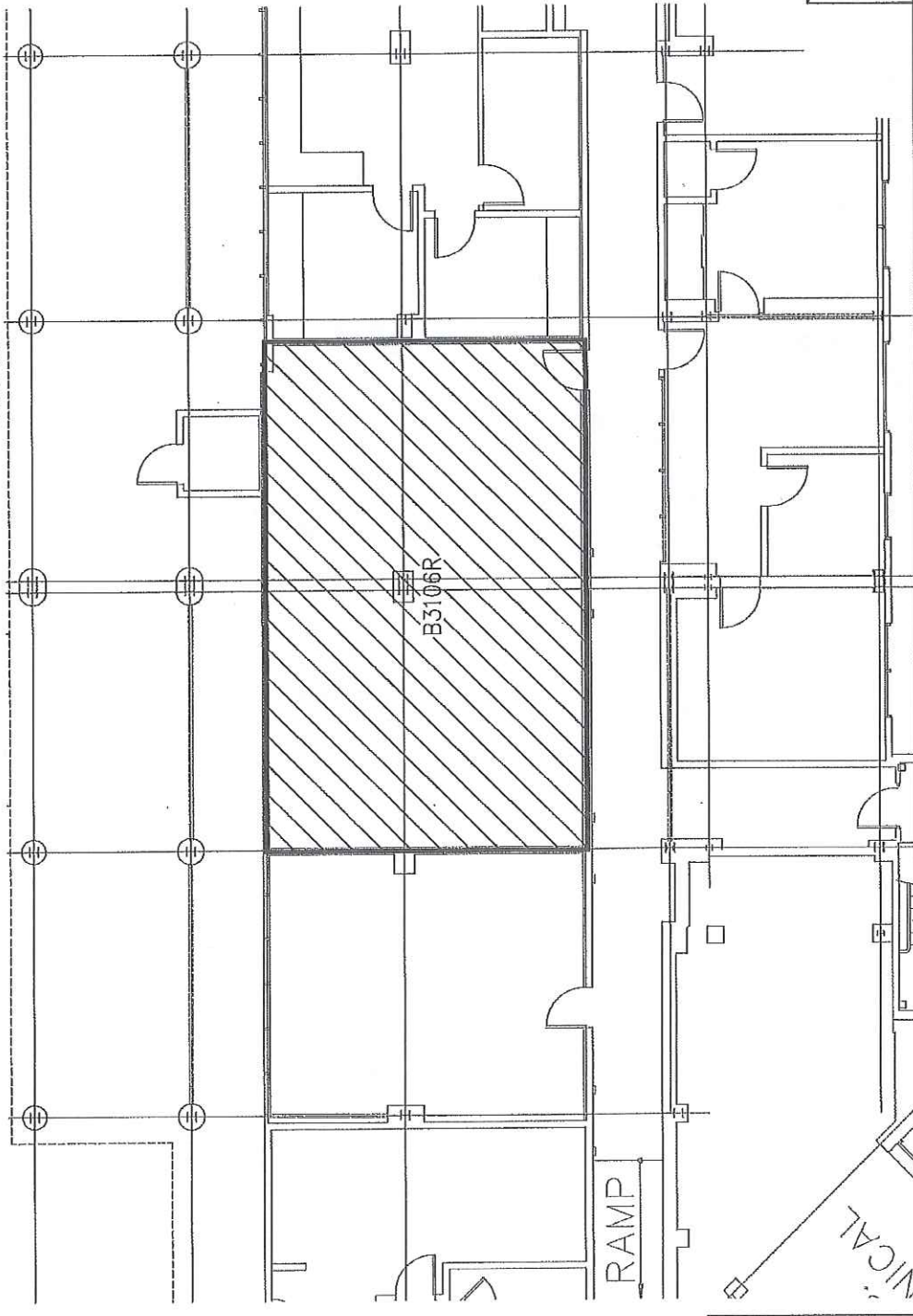
A5062C



DATE	01/10/2009
SCALE	
DRAWN BY	
CHECKED BY	
PROJECT NO.	
PROJECT NAME	
Port of Seattle/Aviation Properties Seattle-Tacoma International Airport BUILDING: MAIN TERMINAL LEVEL: LOCATIONS	

INITIALS: LESSOR & GOVERNMENT

Exhibit A, Page 3 of 10
BAT Room, Concourse B Baggage Level
TSA Training Room B3106R
930 SF



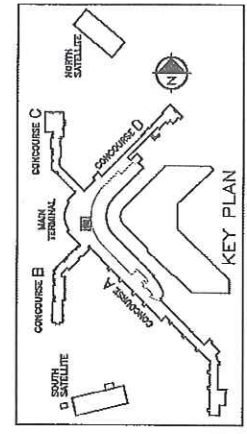
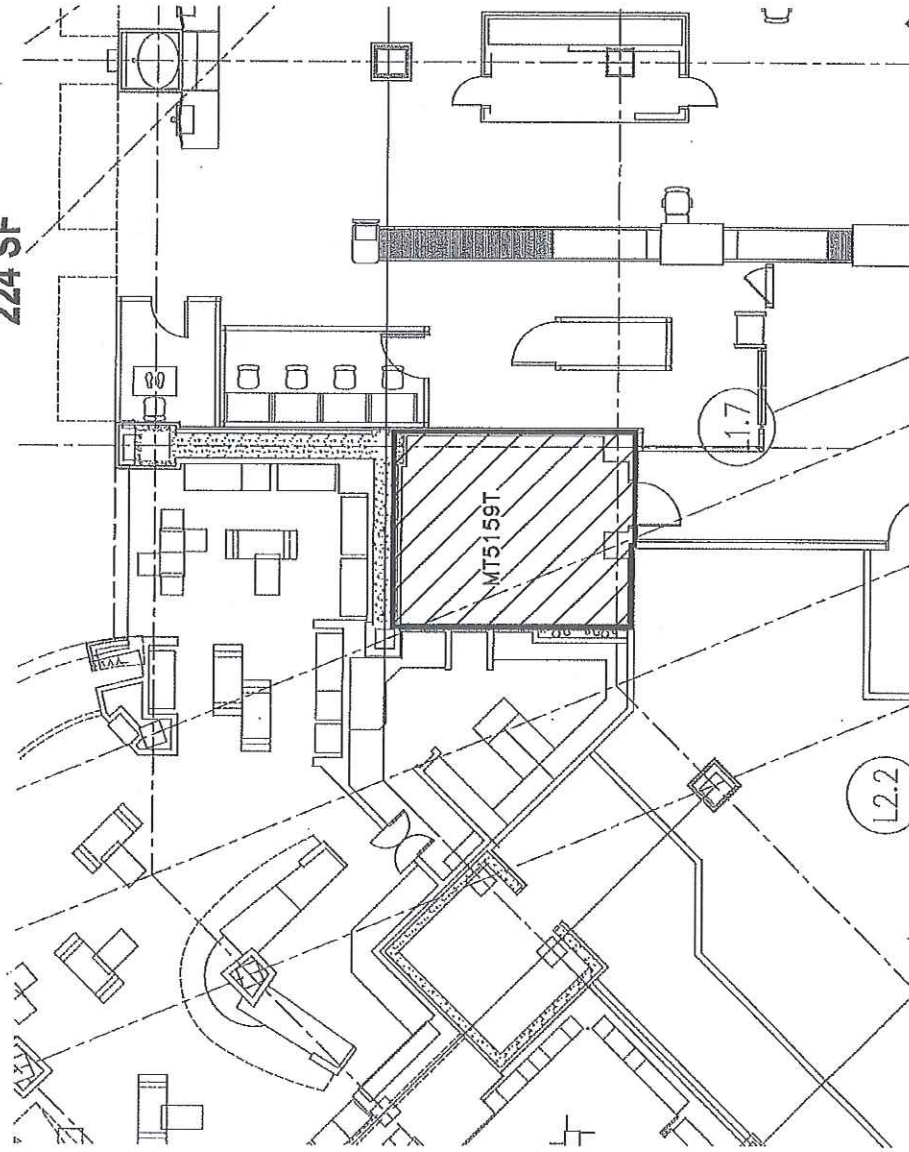
DATE	01/11/2013
DRAWN	
CHECKED BY	
DESIGNED BY	
PROJECT NO.	

Port of Seattle/Aviation Properties
 Seattle-Tacoma International Airport

BUILDING: MAIN TERMINAL
 LEVEL: BAGGAGE
 LOCATION: CONCOURSE B

INITIALS: LESSOR & GOVERNMENT

Exhibit A, Page 4 of 10
CTE Locker Room, Main Terminal Control Checkpoint
TSA Room No. MT5159T
224 SF

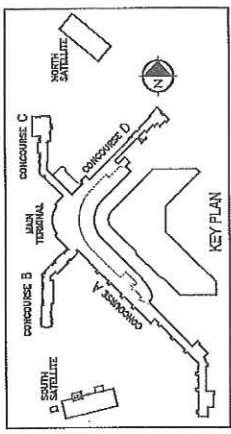
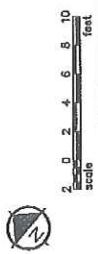
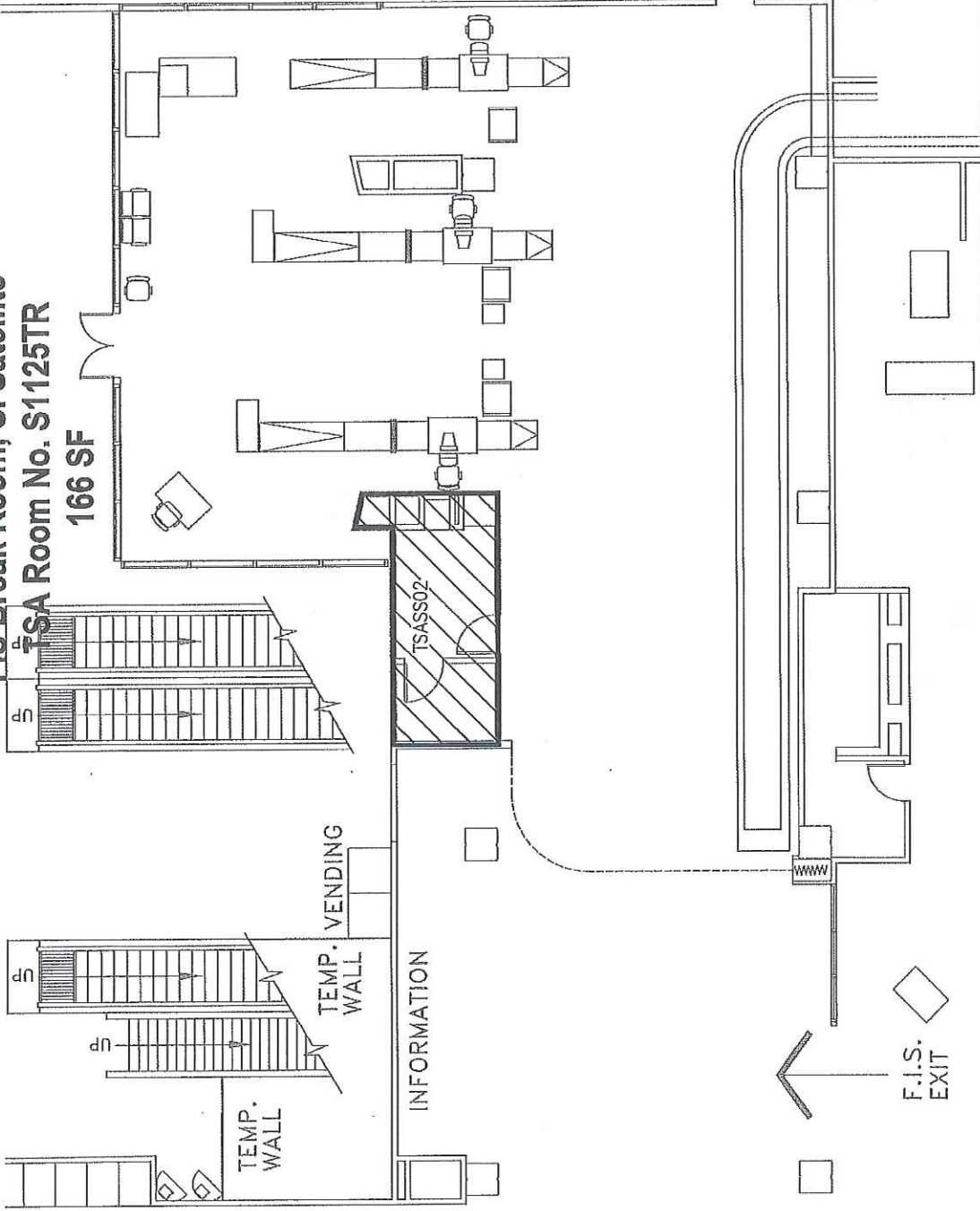


DATE	01/11/2009
DRAWN BY	
CHECKED BY	
PROJECT NO.	
Port of Seattle/Aviation Properties Seattle-Tacoma International Airport	
BUILDING	MAIN TERMINAL
FLOOR	CONCOURSE/TICKETING
APPROX.	CENTRAL TERMINAL

INITIALS: LESSOR & GOVERNMENT

Exhibit A, Page 5 of 10
FIS Break Room, S. Satellite
TSA Room No. S1125TR

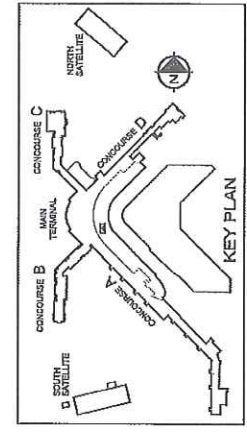
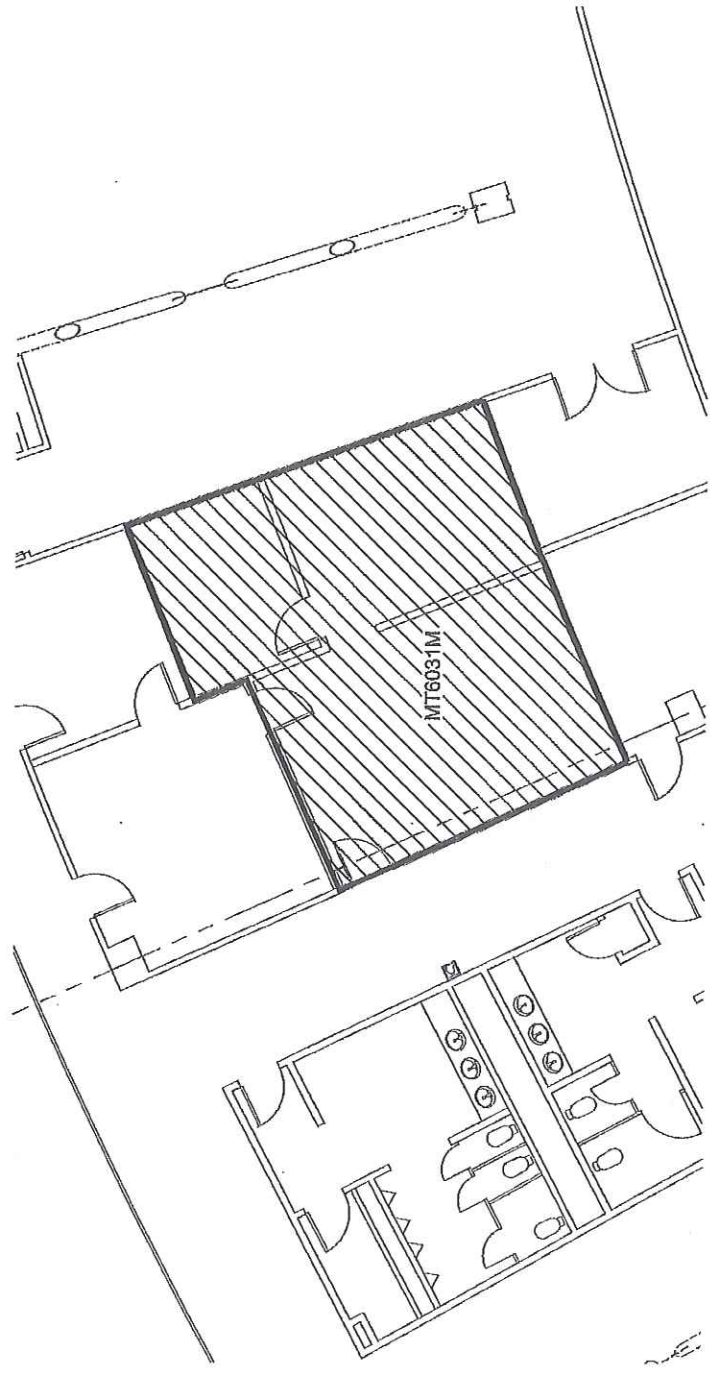
166 SF



Port of Seattle/Aviation Properties Seattle-Tacoma International Airport	
DATE:	01/14/2010
DESIGNER:	DAVE P.
CREATED BY:	DAVE P.
LEVEL:	SOUTH SATELLITE
LOCATION:	TRANSIT

INITIALS: LESSOR & GOVERNMENT

Exhibit A, Page 6 of 10
Former FAA, Main Terminal Mezzanine Level
TSA Room No. MT6031M
664 SF



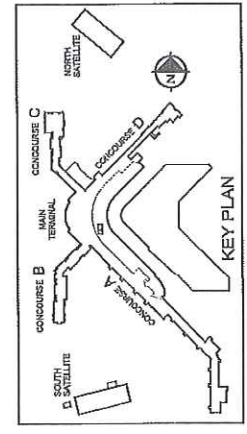
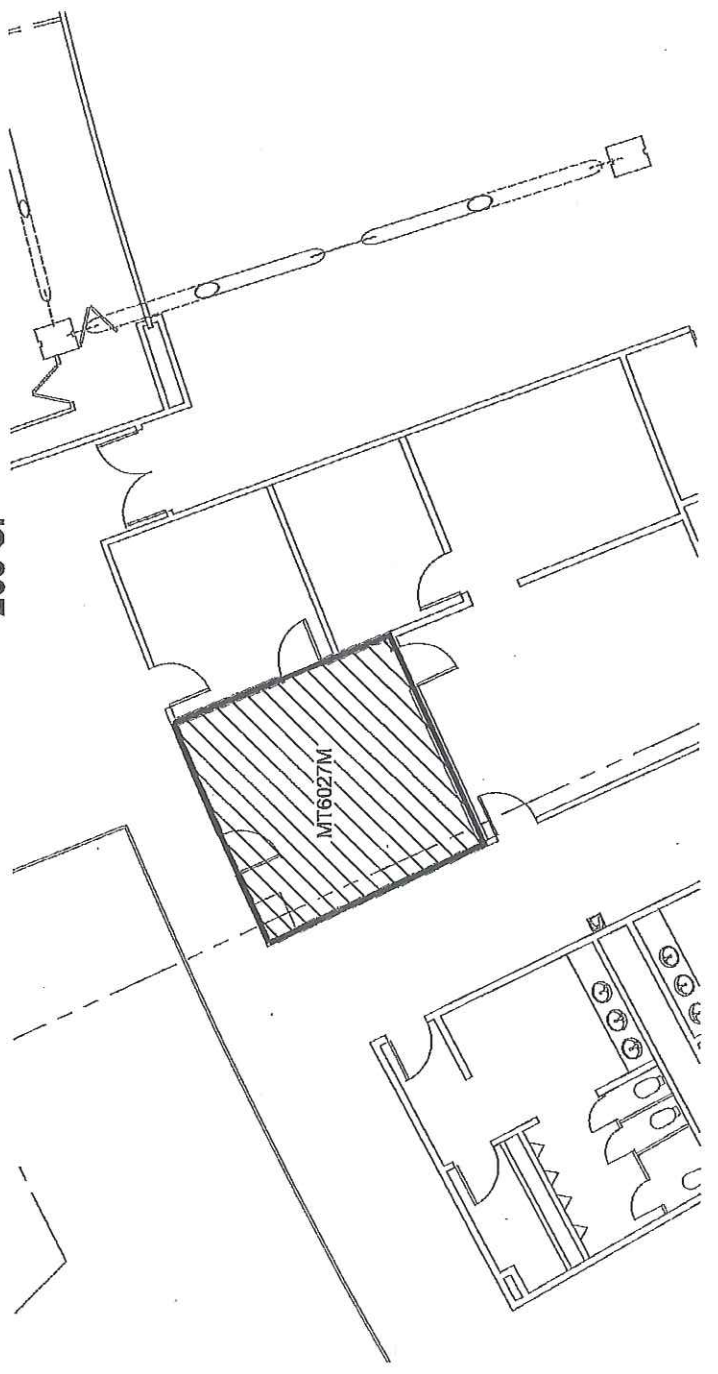
DATE	01/14/2008
DRAWN BY	
CHECKED BY	
DESIGNED BY	
PROJECT NO.	

Port of Seattle/Aviation Properties
 Seattle-Tacoma International Airport

BUILDING	MAIN TERMINAL
FLOOR	MEZZANINE
LOCATION	CENTRAL TERMINAL

INITIALS: _____
 LESSOR & GOVERNMENT

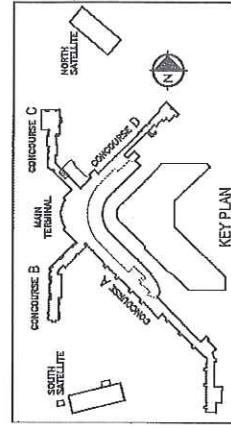
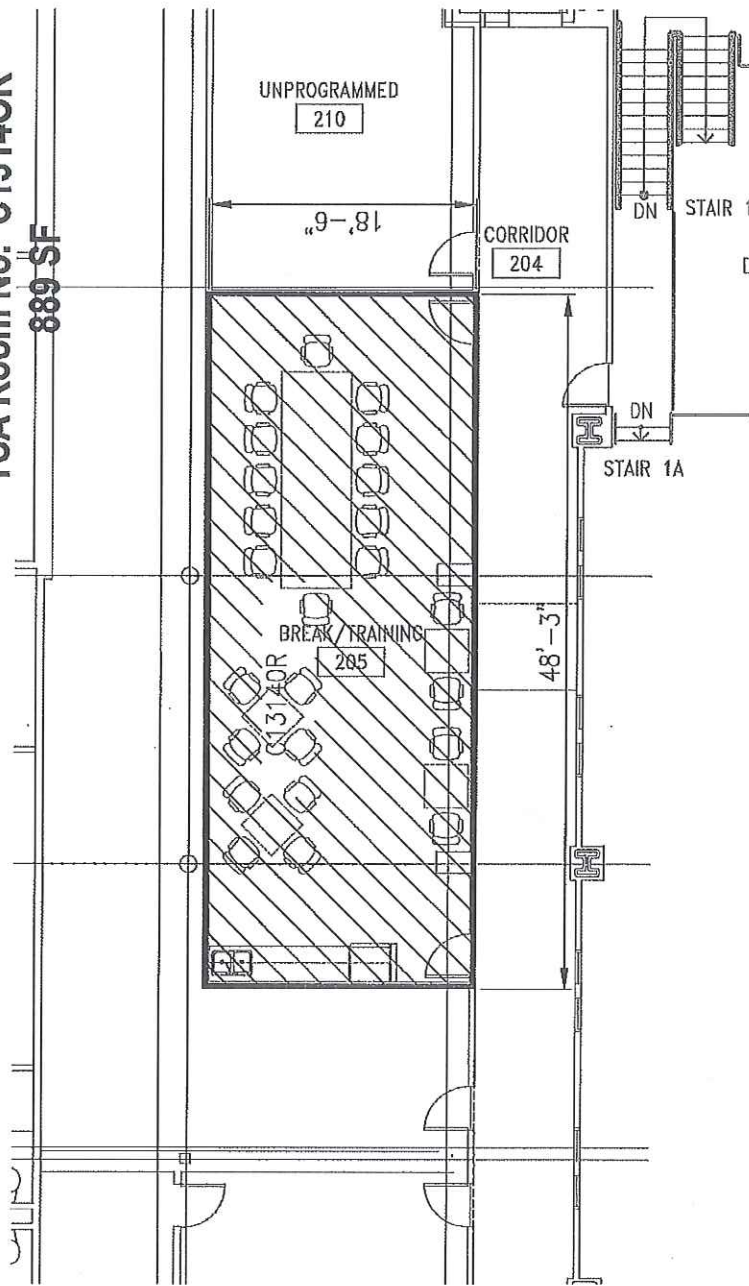
Exhibit A, Page 7 of 10
Addition to Former FAA
Main Terminal Mezzanine Level
TSA Room No. MT6027M
268 SF



DATE	01/14/2013
DRAWN	
DESIGNED	
CHECKED	
PROJECT	
Port of Seattle/Aviation Properties Seattle-Tacoma International Airport	
BUILDING	MAIN TERMINAL
FLOOR	MEZZANINE
LOCATION	CENTRAL TERMINAL

INITIALS: LESSOR & GOVERNMENT

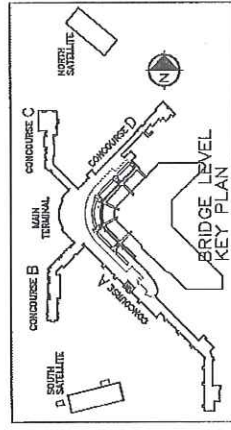
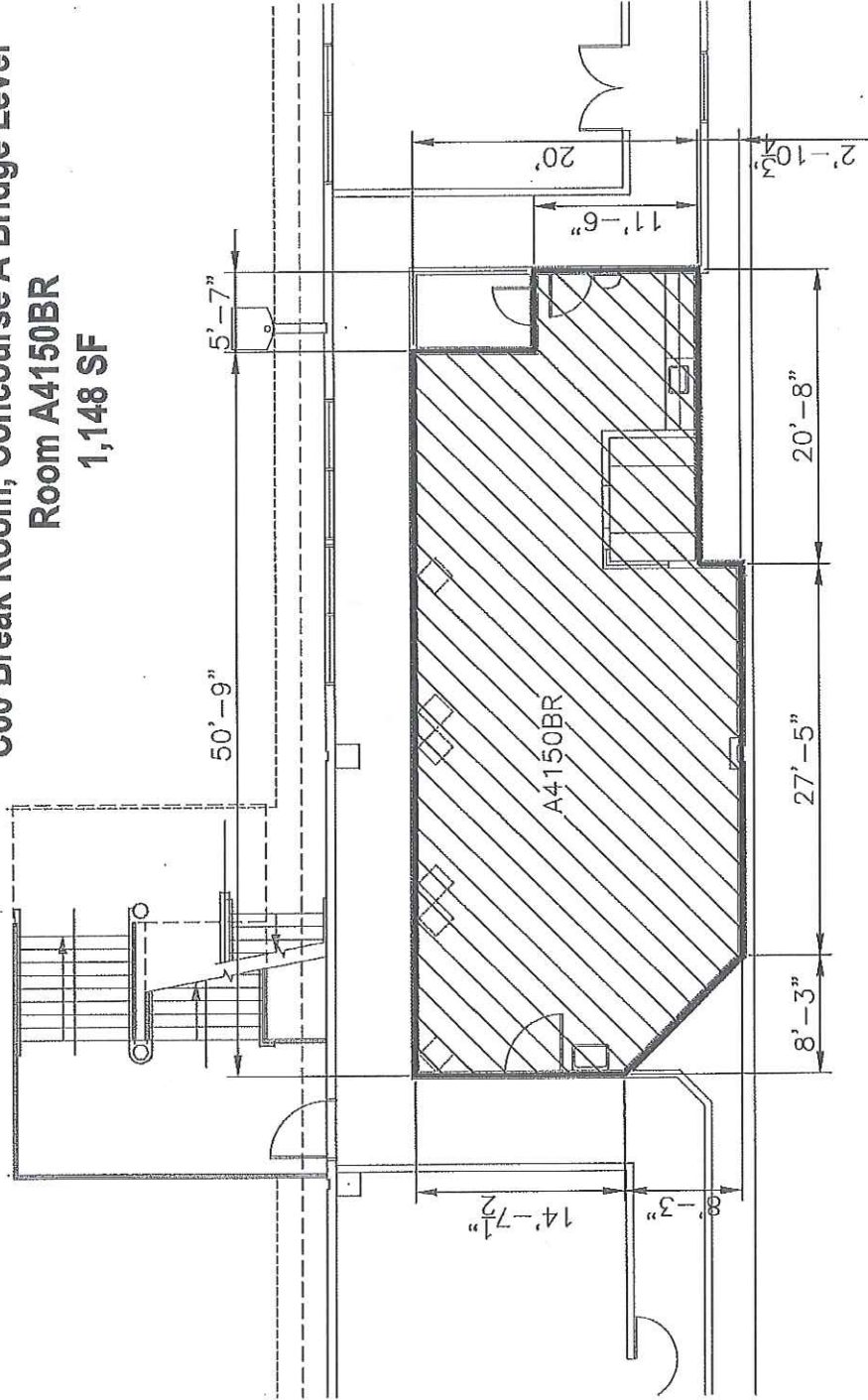
Exhibit A, Page 8 of 10
C1 Break Room, Bag/Ramp Level
TSA Room No. C13140R
889 SF



DATE	01/18/2008
DRAWN BY	
CHECKED BY	
PROJECT NO.	
Port of Seattle/Aviation Properties Seattle-Tacoma International Airport	
BUILDING	MAIN TERMINAL
LEVEL	BAG/RAMP
LOCATION	CONCOURSE C

INITIALS: LESSOR & GOVERNMENT

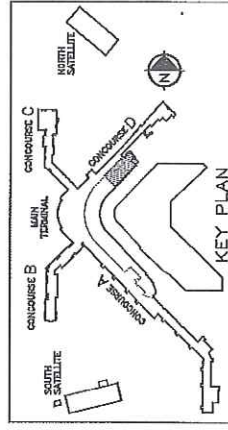
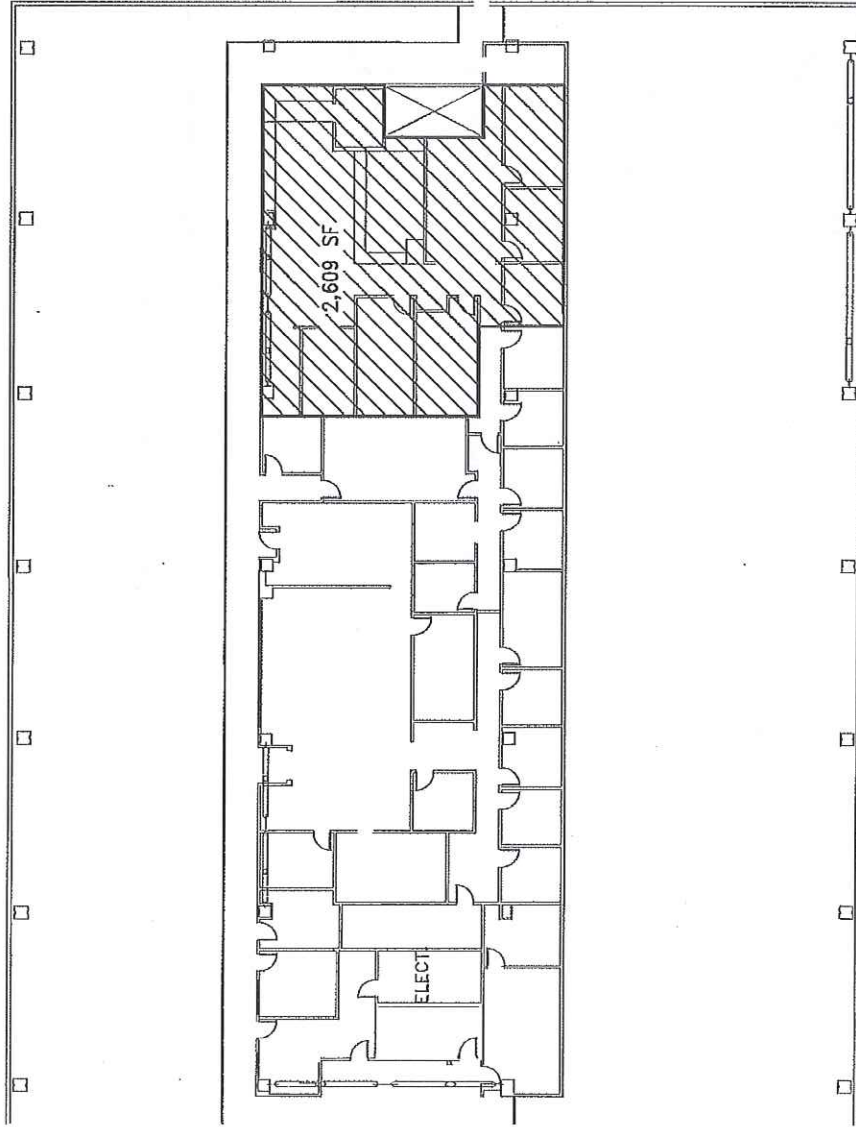
Exhibit A, Page 9 of 10
C60 Break Room, Concourse A Bridge Level
Room A4150BR
1,148 SF



DATE	01/10/2009
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT	CONCOURSE A BRIDGE LEVEL
CLIENT	Seattle-Tacoma International Airport
OWNER	Part of Seattle/Aviation Properties

INITIALS: LESSOR & GOVERNMENT

Exhibit A, Page 10 of 10
Proposed TSA N. Mezzanine
Break Room
Room No. MT6670M
2,609 SF



DATE	10/14/2013
PROJECT	Port of Seattle/Aviation Properties Seattle-Tacoma International Airport
BUILDING	MAIN TERMINAL
FLOOR	MEZZANINE
ROOM NO.	CENTRAL TERMINAL
ISSUED BY	

INITIALS: LESSOR & GOVERNMENT

SLA #23

Exhibit B

Relinquish Rooms B3038R and MT5532T, Add Rooms MT6670M and B3035R

Exhibit B

Room#	Name	RSF	Effective Date	Rental Rate/ RSF/YR	Janitorial & Maintenance		Total Rental Rate/RSF/YR	Monthly Rate	Annual Rent
					Rate/RSF/YR	Rate/RSF/YR			
B3035R	Baggage Break Room	687.00	8/1/2013	\$ 87.66	\$ 10.00	\$ 97.66	\$ 5,591.04	\$ 67,092.42	
A5062C	So. STSO Office	350.00	8/1/2009	\$ 87.66	\$ 10.00	\$ 97.66	\$ 2,848.42	\$ 34,181.00	
B3106R	BAT Room	930.00	8/1/2009	\$ 87.66	\$ 10.00	\$ 97.66	\$ 7,568.65	\$ 90,823.80	
MT5159T	CTE Locker Room	224.00	8/1/2009	\$ 87.66	\$ 10.00	\$ 97.66	\$ 1,822.99	\$ 21,875.84	
S1125TR	FIS Break Room	166.00	8/1/2009	\$ 87.66	\$ 10.00	\$ 97.66	\$ 1,350.96	\$ 16,211.56	
MT6031M	Former FAA	664.00	8/1/2009	\$ 87.66	\$ 10.00	\$ 97.66	\$ 5,403.85	\$ 64,846.24	
MT6027M	Addition to Former FAA	268.00	8/1/2009	\$ 87.66	\$ 10.00	\$ 97.66	\$ 2,181.07	\$ 26,172.88	
C1314OR	C-1 Break Room	889.00	8/1/2009	\$ 87.66	\$ 10.00	\$ 97.66	\$ 7,234.98	\$ 86,819.74	
A4150BR	C-60 Break Room	1,148.00	8/1/2009	\$ 87.66	\$ 10.00	\$ 97.66	\$ 9,342.81	\$ 112,113.68	
MT6670M	New North Break Room	2609.00	8/1/2013	\$ 87.66	\$ 10.00	\$ 97.66	\$ 21,232.91	\$ 254,794.94	
	Total	7,935.00		\$ 87.66	\$ 10.00	\$ 97.66	\$ 64,577.68	\$ 774,932.10	

LESSOR

GOV'T

