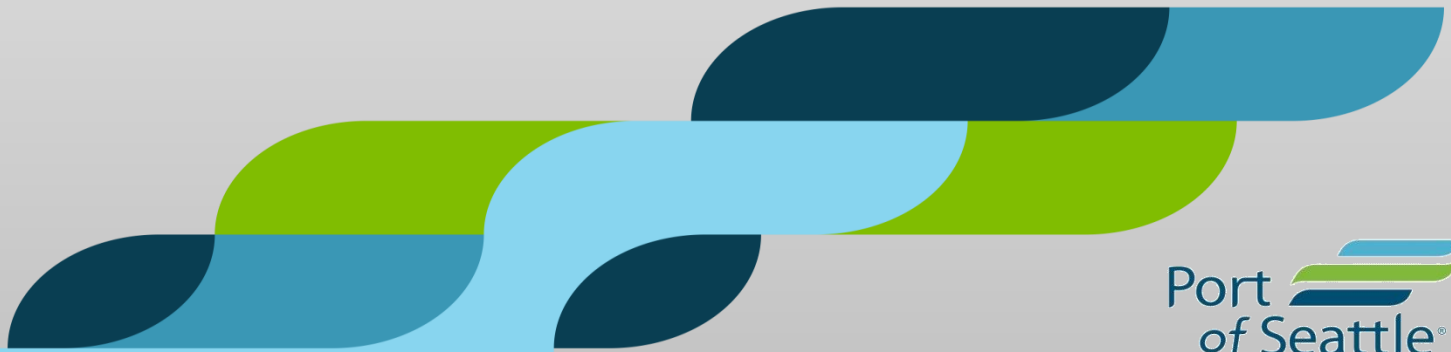


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|-----------------|--------------------|
| Item No. | 6b |
| Date of Meeting | September 12, 2017 |

Washington Technology Industry Association New 7-Yr Lease



World Trade Center West



Located on Alaskan Way

WTIA Expanded Premises



Expansion resulting from combining suites 390 and 350

Key Business Terms

- Term 7 years
- Lease Commencement October 1, 2017
- Premises 9,155 SF office
- Initial Base Rent \$19.00/SF/year Triple Net (NNN)
- Rent Increases \$1.00/SF/year
- Rent Abatement up to 6 weeks on suite 350 only
- Operating Expenses Pro rata share of building (13%)
- Tenant Improvements \$15.00/SF (\$137,325)
- Security Deposit \$50,360 average of 3 months rent over term of lease
- Brokers' Fees \$67,589 (Inside and Outside brokers)
- Termination Current WTIA and Astamed (with termination fee) leases

As Substantially Negotiated

Introduction

Michael Schutzler

Chief Executive Officer

Washington Technology Industry Association

WTIA positioned for growth

END

