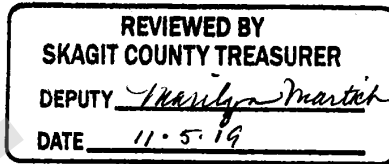


AFTER RECORDING RETURN TO:

Department of Enterprise Services  
Real Estate Services  
P. O. Box 41468  
Olympia, Washington 98504-1468



Lease No. SRL 19-0061  
SR 1003063

(Mount Vernon) GAW/cns  
Page 1 of 11  
Date: June 6, 2019

LEASE

THIS LEASE is made and entered into between Mount Vernon Center Associates, LLP, a Washington limited liability partnership whose address is c/o Eilat Management, 650 S. Orcas Street, #210, Seattle, Washington 98108 for its heirs, executors, administrators, successors, and assigns, hereinafter called the Lessor, and the STATE OF WASHINGTON, Department of Labor and Industries, acting through the Department of Enterprise Services, hereinafter called the Lessee.

WHEREAS, the Department of Enterprise Services is granted authority to lease property under RCW 43.82.010;

WHEREAS, the Lessor and Lessee deem it to be in the best public interest to enter into this Lease;

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein, IT IS MUTUALLY AGREED AS FOLLOWS:

**LEASED PREMISES**

1. The Lessor hereby leases to the Lessee the following described premises:

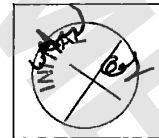
Tax Parcel Number: 3746-000-011-0000

Common Street Address: 525 East College Way – Suite H, Mount Vernon, Skagit County, Washington

Approximately 14,256 square feet of BOMA usable air conditioned office space in a building commonly known as 525 East College Way, Suite H, Mount Vernon, Washington, together with ten (10) exclusive designated parking spaces on the Easterly side of the building and shared use of code non-exclusive common parking spaces, legally described as:

All those portions of the “PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASHINGTON”, as per plat recorded in volume 3 of Plats, page 102, records of Skagit County, Washington, described as follows:

Tracts 5 and 6, EXCEPT the West 256.41 feet thereof; Tract 7, EXCEPT the West 179 feet thereof; all of Tract 8; Tract 9, EXCEPT the West 268 feet of the North 29.5 feet thereof and EXCEPT the West 245 feet of the South 100 feet thereof; Tract 10, EXCEPT the West 245 feet thereof; and all of TRACT 11.



Lease No. SRL 19-0061

June 6, 2019

Page 2 of 11

TOGETHER WITH the Westerly 10 feet of that portion of the abandoned Puget Sound and Cascade Railway Company right-of-way in the Southwest ¼ of the Northwest ¼ of Section 17, Township 34 North Range 4 East, W.M., lying between the Easterly extension of the North line of Tract 5 and the South line of Tract 11 of said "PLAT OF MOUNT VERNON ACREAGE" EXCEPT the South 10 feet thereof, as conveyed to the State of Washington for State Secondary Highway 1-G by instrument dated March 20, 1951, and recorded May 4, 1951, under Auditor's File Number 460430.

**USE**

2. The premises shall be used by the Department of Labor and Industries and/or other state agencies for the following purpose(s): office space. Office use includes associated office activities, such as trainings, conferences, retreats, open public meetings, health and wellness activities, and office related parties and social events.

**TERM**

3. TO HAVE AND TO HOLD the premises with their appurtenances for the term beginning March 1, 2020 and ending February 28, 2025.

**RENTAL RATE**

4. The Lessee shall pay rent to the Lessor for the premises at the following rate:

Twenty Thousand Seven Hundred Sixty-four Dollars and Forty Cents

\$20,764.40 per month

Payment shall be made at the end of each month upon submission of properly executed vouchers.

4.1. The Lessee shall not be required to pay the rental rate referenced in Paragraph 4 above until all of the work requested by Lessee in Additional Lease Provisions paragraph 18 has been completed by Lessor. Until all such work is completed and approved by Lessee, the rate of \$18,119.15 per month, as required under SRL 14-0002 shall be paid.

**EXPENSES**

5. During the term of this Lease, Lessor shall pay all real estate taxes, all property assessments, insurance, storm water, water, sewer, garbage collection, and maintenance and repair as described below, together with landscape and irrigation water.

5.1. Lessee shall pay for only electricity, janitorial service and restroom supplies to Lessee's leased space.

**MAINTENANCE AND REPAIR**

6. The Lessor shall maintain the premises in good repair and tenantable condition during the continuance of this Lease, except in case of damage arising from the negligence of the Lessee's agents or employees. For the purposes of maintaining and repairing the premises, the Lessor reserves the right at reasonable times upon reasonable notice to enter and inspect the premises and to make any necessary repairs to the building. Lessor's maintenance and repair obligations shall include, but not be limited to, the mechanical, electrical, interior lighting (including replacement of ballasts, starters and fluorescent tubes as required), plumbing, heating, ventilating and air-conditioning systems (including replacement of filters as recommended in equipment service manual); floor coverings; window coverings; ceiling tiles; inside and outside walls (including windows and entrance and exit doors); all structural portions of the building (including the roof and the watertight integrity of same); porches, stairways; sidewalks; exterior



Lease No. SRL 19-0061

June 6, 2019

Page 3 of 11

lighting; parking lot (including snow removal, cleaning and restriping as required); wheel bumpers; drainage; landscaping and continuous satisfaction of all governmental requirements generally applicable to similar office buildings in the area (example: fire, building, energy codes, indoor air quality and requirements to provide architecturally barrier-free premises for persons with disabilities, etc.).

6.1 Lessor shall as part of maintenance provide de-icing and snow and debris removal service. At a minimum, Lessor shall treat or remove, before normal business hours and at other times as soon as practical thereafter, debris, snow and/or ice from the parking lot and all sidewalks and entrances. Without prior notice, Lessor shall apply de-icer and/or sand as necessary to any sidewalks and entrances to avoid unsafe conditions; snow removal in parking lots to take place when an excess of 2 inches of snow occurs; provided, any icy or dangerous conditions must be addressed. This provision does not create any third parties beneficiary rights, including but not limited to rights in any member of the public or state employees, to enforce this provision, rely upon it, or to reference it in any legal action.

#### ASSIGNMENT/SUBLEASE

7. Except for sublet for use by other State agencies per Paragraph 2 (USE), the Lessee may not assign this Lease or sublet the premises without the prior written consent of the Lessor, which consent shall not be unreasonably withheld or delayed. Lessor shall respond to approve or disapprove a request for consent within thirty (30) days of receipt of the request. If such response is not received within thirty days, it will be considered approved and Lessee will proceed with sublease. Lessee shall not permit the use of the premises by anyone other than the Lessee, such assignee or sublessee, and the employees, agents and servants of the Lessee, assignee, or sublessee.

#### RENEWAL/CANCELLATION

8. The Lease may, at the option of the Lessee, be renegotiated for an additional five (5) years.

#### PAYMENT

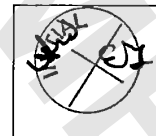
9. Any and all payments provided for herein when made to the Lessor by the Lessee shall release the Lessee from any obligation therefor to any other party or assignee.

#### COMPLIANCE WITH STATE/FEDERAL LAWS

10. Lessor is responsible for complying with all applicable provisions of the Americans With Disabilities Act of 1990, and all amendments and regulations thereto and the Washington State Law Against Discrimination, Chapter 49.60 RCW, as well as the regulations adopted thereunder, with respect to the Leased Premises.

#### FIXTURES

11. The Lessee, upon the written authorization of the Department of Enterprise Services, shall have the right during the existence of this Lease with the written permission of the Lessor (such permission shall not be unreasonably withheld), to make alterations, attach fixtures, and erect additions, structures or signs, in or upon the premises hereby leased. Such alterations, fixtures, additions, structures and signs shall be authorized only by the Department of Enterprise Services. Performance of any of the rights authorized above shall be conducted in compliance with all applicable governmental regulations, building codes, including obtaining any necessary permits. Any fixtures, additions, or structures so placed in or upon or attached to the premises shall be and remain the property of the Lessee and may be removed therefrom by the Lessee upon the termination of this Lease. Any damage caused by Lessee's removal of any of the above items shall be repaired by the Lessee. Any improvements that the Lessee does not remove within 30 days after the termination of the Lease shall become the property of the Lessor, and the Lessee shall have no responsibility to remove them, pay for removal, or repair any damage caused by their removal by another. This provision shall survive termination of the Lease.



Lease No. SRL 19-0061

June 6, 2019

Page 4 of 11

**ALTERATIONS/IMPROVEMENTS**

12. In the event the Lessee requires alterations/improvements during the term of this Lease, any renewals and/or modifications thereof, the Lessor shall have the right to provide such services. If required by state law, the Lessor shall pay prevailing rate of wage to all workers, laborers or mechanics employed to perform such work as well as comply with the rules and regulations of the Department of Labor & Industries. If the Lessee considers Lessor's proposed costs for alterations/ improvements excessive, Lessee shall have the right, but not the obligation, to request and receive at least two independent bids; and the Lessee shall have the right at its option to select one alternative contractor whom the Lessor shall allow to provide such services for the Lessee in compliance with the Lessor's building standards and operation procedures.

**PREVAILING WAGE**

13. Lessor agrees to pay the prevailing rate of wage to all workers, laborers, or mechanics employed in the performance of any part of this Lease when required by state law to do so, and to comply with the provisions of Chapter 39.12 RCW, as amended, and the rules and regulations of the Department of Labor and Industries and the schedule of prevailing wage rates for the locality or localities where this Lease will be performed as determined by the Industrial Statistician of the Department of Labor and Industries, are by reference made a part of this Lease as though fully set forth herein.

**DISASTER**

14. In the event the leased premises are destroyed or injured by fire, earthquake or other casualty so as to render the premises unfit for occupancy, and the Lessor(s) neglects and/or refuses to restore said premises to their former condition, then the Lessee may terminate this Lease and shall be reimbursed for any unearned rent that has been paid. In the event said premises are partially destroyed by any of the aforesaid means, the rent herein agreed to be paid shall be abated from the time of occurrence of such destruction or injury until the premises are again restored to their former condition, and any rent paid by the Lessee during the period of abatement shall be credited upon the next installment(s) of rent to be paid. It is understood that the terms "abated" and "abatement" mean a pro rata reduction of area unsuitable for occupancy due to casualty loss in relation to the total rented area.

**NO GUARANTEES**

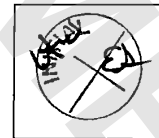
15. It is understood that no guarantees, express or implied, representations, promises or statements have been made by the Lessee unless endorsed herein in writing. And it is further understood that this Lease shall not be valid and binding upon the State of Washington, unless same has been approved by the Director of the Department of Enterprise Services of the State of Washington or his or her designee and approved as to form by the Office of the Attorney General. Any amendment or modification of this Lease must be in writing and signed by both parties.

**REIMBURSEMENT FOR DAMAGE TO PREMISES**

16. The Lessee hereby agrees to reimburse the Lessor for damages caused by the negligence of its employees and agents, but in no event shall this paragraph be construed as diminishing the Lessor's duty to make repairs as set forth in preceding paragraphs of this Lease, or as making Lessee responsible for the repair of normal wear and tear.

**HAZARDOUS SUBSTANCES**

17. Lessor warrants to his/her knowledge that no hazardous substance, toxic waste, or other toxic substance has been produced, disposed of, or is or has been kept on the premises hereby leased which if found on the property would subject the owner or user to any damages, penalty, or liability under any applicable local, state or federal law or regulation.



Lease No. SRL 19-0061

June 6, 2019

Page 5 of 11

Lessor shall indemnify and hold harmless the Lessee with respect to any and all damages, costs, attorneys' fees, and penalties arising from the presence of any hazardous or toxic substances on the premises, except for such substances as may be placed on the premises by the Lessee.

#### ADDITIONAL LEASE PROVISIONS

18. It is agreed that the Lessor shall, at Lessor's sole cost and expense, on or before March 1, 2020, complete in a good and workmanlike manner, in accordance with state Leased Space Requirements, July 2005 edition, attached hereto and incorporated herein by reference as Exhibit "A", the following items:

NOTE: Where work may disrupt and/or negatively impact Lessee's staff and their work, please contact Lessee at least 60 days prior to anticipated start date in order to minimize disruptions.

#### SITE:

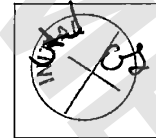
- a. **Parking:** Clean and sweep all parking areas, sidewalks and approaches serving this facility.
  - i. Repair voids in concrete on sidewalks.
  - ii. Seal cracks and repair "alligatoring" in asphalt areas.
  - iii. Reapply parking stall striping, curb paint and other pavement markings as required to achieve full visibility and clarity.
  - iv. Ensure ADA-compliance for parking stalls and approaches to leased space.
  - v. Power wash sidewalks and entry area to remove grime and gum.
- b. **Lighting:** Verify that at least the minimum illumination is maintained for all parking areas and pedestrian pathways – to include parking areas and approaches located on North and East sides of building - and that lights are properly timed for hours of darkness or operated by photo-cell.
  - i. Add exterior lighting where necessary to meet light levels prescribed in Exhibit "A" or to adequately illuminate shadow areas. Special attention to lighting on east side of site due to past break-ins.

#### EXTERIOR:

- c. **Roof:** Provide Real Estate Services (RES) with work/repair order from licensed roof contractor on improvements made to correct recurring water intrusion issues.
- d. **Doors:** Repair or replace weather stripping and sweeps hardware on all exterior doors.
  - i. Touch up doors and frame to hide scratches and marring.
  - ii. Consult with tenant concerning strike/latch issues at East entry door.
- e. **Entry-Vestibule:** Walk off mat soiled beyond cleaning and repair. Remove existing and provide and install new material meeting LSR Section 09 00 00, 1.1, Vestibules and Entries.
- f. **Finishes:** Clean all exterior finishes. To seal against the elements and provide a neat and consistent finish, prime and paint - to include siding, fascia, eaves and trim.
  - i. Special attention to east side of building where finishes are deteriorating, marred and marked by graffiti.

#### INTERIOR:

- g. **Relites and Windows:** Clean all relites, sills, windows, frames and blinds.
  - i. Consult with tenant and repair or replace defective blinds. Any replacement blinds shall match existing.
- h. **Ceiling Tiles:** Replace all stained and/or damaged ceiling tiles so as to achieve a uniform like-new, finished appearance. Prior to replacing the damaged tiles, verify that the condition that caused this problem has been satisfactorily resolved to prevent further damage or reoccurrence.
  - i. Replace all water-damaged insulation.



Lease No. SRL 19-0061

June 6, 2019

Page 6 of 11

- i. Paint: Patch damage and clean all walls. Paint interior walls as identified per Exhibit B (attached) within leased space with Exhibit "A"-compliant product. Colors shall be selected or approved by the Lessee from Lessor-submitted samples. Lessor shall remove and re-install all furniture and partitions and shall, where necessary, provide a licensed electrician to disconnect and reconnect all hard wired connections. Lessee shall remove all personal items, computers and associated Lessee equipment.
- j. Flooring - Vinyl: Repair seams, coving and transition materials where necessary and strip and re-seal all vinyl flooring throughout leased space. Lessor to remove and re-install all furniture and partitions and shall, where necessary, provide a licensed electrician to disconnect and reconnect all hard wired connections. Lessee shall remove all personal items, computers and associated Lessee equipment.
  - i. Clean janitor closet and strip/reseal vinyl flooring.
- k. Ceramic tile: Scrub grout and tile to remove stains and reseal to return to original finish.
- l. Laminate: Repair damaged areas of laminate at reception counter. If repair cannot be effected to provide a consistent and durable finish, replace laminate using Exhibit "A"-compliant material, color to be selected by Lessee from Lessor-submitted samples.
- m. Flooring - Carpet: Repair all damaged carpet. Where cleaning or repair does not provide a neat, consistent appearance, replace individual carpet tiles with materials matching existing. Lessor to remove and re-install all furniture and partitions and shall, where necessary, provide a licensed electrician to disconnect and reconnect all hard wired connections. Lessee shall remove all personal items, computers and associated Lessee equipment.
  - i. Provide and install carpet to match existing in areas where new carpet was not installed behind work-station panels, etc.
  - ii. Provide and install wall base for areas where currently missing or not previously installed. Wall base shall match existing.
- n. Doors: Adjust/repair any doors and/or hardware where missing or malfunctioning.
  - i. Touch up doors and frames to remove scratches and marring
  - ii. Replace missing or damaged silencers
  - iii. Repair or replace any missing or damaged fire seals

**PLUMBING:**

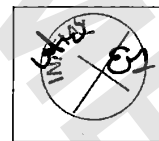
- o. Remove all existing caulk and re-apply new caulking where restroom and breakroom fixtures meet floor/wall/casework surfaces.
- p. Repair or replace faucet at break room sink.
- q. Replace defective soap dispenser in public restroom.
- r. Consult with tenant concerning lack of hot water pressure in showers. Effect means to correct this situation
- s. Replace supply hose in janitor closet to prevent spray outside tub area.

**ACCESSIBILITY:**

- t. Verify the incorporation of all required and negotiated accessibility features throughout the entirety of this leased facility, including site access.
- u. Provide and install ADA-compliant instant hot water fixtures.
- v. Replace pull-type faucets with units meeting ADA requirements.

**MECHANICAL:**

- w. Grilles and Diffusers: Remove all perforated screens from supply vents.
  - i. Clean all HVAC supply and return air diffusers and grilles. Perforated screens on returns are acceptable.
- x. HVAC System: Verify that the HVAC system serving this space is performing as originally designed.
  - i. Consult with Office Manager to determine areas of concern.



Lease No. SRL 19-0061

June 6, 2019

Page 7 of 11

- ii. Provide an updated balance report and schedule for modification/correction if system operation is found to be out of compliance with original design parameters.
- y. Filters: Replace disposable air filters and clean permanent filters.
- z. HVAC Plan: Following any revision of system necessary to address items y.i and y.ii above, provide an updated plan delineating the revised HVAC distribution system, as well as locations of thermostats, sensors and mechanical units serving this leased space.

**ELECTRICAL:**

- aa. Lights: Effect means to allow for easier access to reset buttons on "24-hour" light fixtures.
  - i. Consult with Office Manager concerning difficulty in meeting safety requirements of tenant agency for testing these light.
  - ii. Immediately replace light tubes/bulbs as they fail. Match tubes to maintain a consistent lighting hue within fixtures and across defined areas.
  - iii. Burnt out tubes to be immediately removed from facility. No on-site storage.

**CANCELLATION/SUPERSESION**

19. This Lease cancels, supersedes, or replaces SRL 14-0002 dated January 6, 2014, and all modifications thereto effective March 1, 2020.

**DUTY TO CURE**

20. Upon receiving notice of a condition requiring a cure, the party obligated to effect the cure shall initiate and complete cure or repair of such condition within a reasonable time. A condition requiring cure includes, without limitation: (1) a condition for which the Lease requires either party to undertake repair/ replacement and/or other maintenance of the Premises, (2) a condition where either has failed to maintain a service or utility account in good standing as required by the Lease, and (3) any other condition resulting from a party's failure to carry out any obligation under the Lease, including without limitation obligations for rent, charges, improvements, alterations, and/or deferred maintenance, and remediation of damages for which a party is responsible under the Lease. Premises include all fixtures and equipment provided within the Premises by the Lessor.

The term "reasonable time" as used within this paragraph of the Lease shall mean as soon as reasonably possible but no longer than thirty (30) days, unless either (1) an emergency condition exists requiring an immediate cure to promptly begin without delay, usually within hours and to be complete within 24 hours to the extent reasonably possible in light of the nature of the condition and circumstances, or (2) a non-emergency condition exists that is not reasonably possible to cure within 30 days with due diligence and the breaching party provides the level of cure or preparation for cure that is reasonably possible to do with due diligence within 30 days.

If an emergency or non-emergency condition exists that is not reasonably possible to completely cure within 24 hours or 30 days, respectively, the party obligated to cure shall so notify the other party within 24 hours or 30 days, respectively. Such notice shall explain why the cure is not reasonably possible with due diligence to complete within 24 hours (if an emergency) or 30 days (if a non-emergency) and provide the earliest date that the work can be completed as soon as reasonably possible. It is not a justifiable ground for delay that the party obligated to effect the cure does not have available funding to accomplish the cure or that a preferred contractor has limited availability if other contractors can satisfactorily perform the work sooner at reasonable cost.

The term "emergency condition" shall mean a condition requiring a cure that (i) prevents or substantially disrupts the Lessee from using all or a substantial part of the premises, or (ii) causes or substantially threatens to cause injury to persons or damage to property or raises a substantial danger to the health or safety of any persons on or using the premises. Notice under this paragraph may be by the means allowed in the Notice paragraph, but in addition includes actual notice/awareness that Lessor or Lessee has of a condition independent of any such notice.



Lease No. SRL 19-0061

June 6, 2019

Page 8 of 11

**SELF HELP**

21. If the party obligated to effect the cure does not cure within the time required by this Lease, the other party may cure all or part of the default after providing notice to the party obligated to effect the cure of its intent to perform such cure, and, if applicable, recover the costs incurred in curing the default. If the nonbreaching party is the Lessee, the Lessee may deduct all reasonable costs incurred from rent or other charges owed to Lessor. If the nonbreaching party is the Lessor, Lessor will submit properly executed vouchers and proof of payment to Lessee and Lessee shall remit payment to Lessor within thirty (30) days or as soon as is practicable. A party's costs incurred to cure include, but are not limited to, all reasonable out-of-pocket expenses, payment of unpaid utility or services charges for which the other party is responsible, and all administrative costs the non-breaching party reasonably incurs and documents in performing or arranging for performance of the cure.

The nonbreaching party is under no obligation to cure some or all of the default of the breaching party. To the extent that the nonbreaching party does not cure the default, the nonbreaching party may pursue its legal and contractual remedies against the breaching party. The nonbreaching party's failure to cure the breaching party's default does not waive the nonbreaching party's rights to relief. Nothing herein removes or lessens either party's obligation to mitigate damages.

If the Lessee elects to cure using self-help in part or whole, the Lessor shall defend, save, and hold harmless the Lessee, its authorized agents and employees, from all claims, actions, costs, damages or expenses of any nature whatsoever arising out of or in connection with such cure, except where RCW 4.24.115 is applicable and injuries and/or damages are caused by the sole negligence of the Lessee, its agents, or employees. If RCW 4.24.115 is applicable and liability for damages arises out of bodily injury to persons or damages to property and is caused by or results from the concurrent negligence of the Lessee, its agents, or employees, Lessor's liability, including the duty and cost to defend, hereunder shall apply only to the extent of the negligence of Lessor, its agents, or employees.

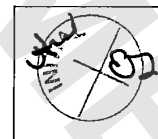
**DEFAULT LEADING TO TERMINATION**

22. If either party fails to initiate and complete cure of a condition requiring cure within a reasonable time after receiving notice of such condition, the nonbreaching party may initiate a default leading to termination of the Lease by providing written notice to the breaching party of the continuing breach. If the breaching party does not complete the cure of the breach within 60 days after receiving such written notice initiating default leading to termination, the nonbreaching party may at such time, or at a later date if the cure has still not been completed, declare a termination by default by so notifying the breaching party. Cure of a condition after a valid notice of termination by default is provided, but before termination, shall void a valid notice of termination of the Lease.

If a termination by default is declared or a court so orders, the date of termination shall be determined based on the earliest reasonable date that the Lessee may move and relocate from premises or as agreed by the parties. The determination shall be made in light of available funding for the move, the date at which suitable replacement premises can be fully available, and the time reasonably needed to plan and complete the move.

**CONDEMNATION**

23. If any of the premises or the Building, as may be required for the reasonable use of the premises, are taken by eminent domain, this Lease shall automatically terminate as of the date Lessee is required to vacate the premises and all rentals shall be paid to that date. In case of a taking of a part of the premises, or a portion of the Building not required for the reasonable use of the premises, at Lessee's determination, then the Lease shall continue in full force and effect and the rental shall be equitably reduced based on the proportion by which the floor area of the premises is reduced, such rent reduction to be effective as of the date possession of such portion is delivered to the condemning authority. Lessor reserves all rights to damages and awards in connection therewith, except Lessee shall have the right to claim from the condemning authority the value of its leasehold interest and any relocation benefits.





Lease No. SRL 19-0061

June 6, 2019

Page 9 of 11

**MONTH TO MONTH TENANCY**

24. If Lessee remains in possession of the premises after the expiration or termination of the Lease term, or any extension thereof, such possession by Lessee shall be deemed to be a month-to-month tenancy, terminable as provided by law. During such month-to-month tenancy, Lessee shall pay all rent provided in this Lease or such other rent as the parties mutually agree in writing and all provisions of this Lease shall apply to the month-to-month tenancy, except those pertaining to term and option to extend.

**SUBORDINATION**

25. So long as Lessor has fully performed under the terms of this Lease, Lessee agrees to execute, within ten (10) days of written request by Lessor, the state's standard Tenant Estoppel and Subordination Agreements which have been approved as to form by the Office of the Attorney General. A \$400.00 processing fee will be assessed for processing these documents.

**CAPTIONS**

26. The captions and paragraph headings hereof are inserted for convenience purposes only and shall not be deemed to limit or expand the meaning of any paragraph.

**INTEGRATED DOCUMENT**

27. This Lease and the exhibits hereto constitute the entire agreement between the parties with respect to the lease of Premises and supersedes all prior and contemporaneous agreements and understandings between the parties hereto relating to the subject matter hereof.

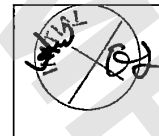
**NOTICES**

28. Wherever in this Lease written notices are to be given or made, they will be sent by certified mail to the address listed below unless a different address shall be designated in writing and delivered to the other party.

LESSOR: Mount Vernon Center Associates, LLP  
c/o Eilat Management  
650 S Orcas St # 210  
Seattle, Washington 98108

LESSEE: Department of Enterprise Services **SRL 19-0061**  
Real Estate Services  
1500 Jefferson Street S.E., 2<sup>nd</sup> Floor  
Post Office Box 41468  
Olympia, Washington 98504-1468

Rest of page left intentionally blank



Lease No. SRL 19-0061

June 6, 2019

Page 10 of 11

IN WITNESS WHEREOF, the parties subscribe their names.

Mount Vernon Center Associates, LLP

STATE OF WASHINGTON

Department of Labor and Industries

By: [Signature]  
 Printed Name: Ezra Genauer  
 Title: Manager  
 Date: 9/4/19

Acting through the Department of Enterprise Services  
[Signature]  
 Seth Wallace, Assistant Director  
 Real Estate Services  
 Date: 9/18/19

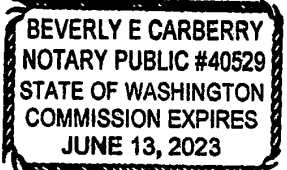
RECOMMENDED FOR APPROVAL:  
[Signature]  
 Guy Winkelman, Facilities Senior Planner  
 Real Estate Services  
 Date: 9/5/19

APPROVED AS TO FORM:  
 By: [Signature]  
 Assistant Attorney General  
 Date: 9/17/19

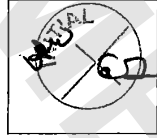
STATE OF Washington )  
 ) ss.  
 County of King )

On this 4th day of September, 2019 before me personally appeared Ezra Genauer and said person(s) acknowledged that he signed this instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Mount Vernon Center Associates, LLP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]  
 Notary Public in and for the State of Washington,  
 Residing at Woodinville  
 My commission expires 6-13-23



Lease No. SRL 19-0061

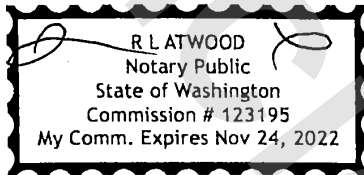
June 6, 2019

Page 11 of 11

STATE OF WASHINGTON )  
 ) ss.  
County of Thurston )

I, the undersigned, a Notary Public, do hereby certify that on this 18th day of September 2019, personally appeared before me SETH WALLACE, Assistant Director, Real Estate Services, Department of Enterprise Services, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



R. L. Atwood  
Notary Public in and for the State of Washington,  
Residing at Thurston County  
My commission expires 11/24/22

