

LEASE AMENDMENT #10

This agreement and amendment of lease is made this 21st day of May, 2010

RECITALS

1. King County, a political subdivision of the State of Washington, entered into a master lease agreement on July 1, 1995 for space at Plaza 451 in Renton, Washington.
2. The Master lease has been amended by Amendments one through **nine** and as so amended is hereinafter referred to as the "Master Lease".
3. King County (lessee) and John C. Radovich, LLC (lessor) now desire to amend the lease to extend the term of the agreement from October 1, 2010 to September 30, 2015 and have agreed that the Juvenile Court Services office space will be renovated at Landlord's sole cost and expense after full execution of this lease amendment, based upon the attached work list exhibit "A".
4. The square footage of Premises, Suite 200, will remain 3,474 Rentable Square Feet.
5. The fully serviced rental rate for the new lease term will be as follows:
 - October 1, 2010- September 30, 2012: \$18.50 per RSF or \$5,355.75 per month
 - October 1, 2012- September 30, 2013: \$19.00 per RSF or \$5,500.50 per month
 - October 1, 2013- September 30, 2014: \$19.50 per RSF or \$5,645.25 per month
 - October 1, 2014- September 30, 2015: \$20.00 per RSF or \$5,790.00 per month

NOW THEREFORE, Lessor and Lessee hereby agree to the following:

By this Amendment, said lease dated July 1, 1995 is revised to reflect the above revisions.

All other terms and conditions of the Master Lease and all corresponding lease amendments shall remain the same.

IN WITNESS WHEREOF, this Agreement and Amendment of Lease is executed in triplicate, on behalf of King County and John C. Radovich, LLC, by their duly authorized officers.

JOHN C. RADOVICH, LLC
 BY: *John C. Radovich*
 DATE May 21, 2010

KING COUNTY, WASHINGTON
 BY: _____
 Stephen Salyer, Manager, Real Estate Services Section
 DATE _____

KING COUNTY JUVENILE COURT
 SERVICES
 By: _____
 Date: _____

APPROVED AS TO FORM:
 BY: _____
 Tim Barnes, Senior Deputy Prosecuting Atty.
 DATE _____

STATE OF WASHINGTON)
) ss,
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that said person signed this instrument on oath stated that said person was authorized to execute the instrument and acknowledged it as the _____ of _____, a corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____.

(Signature of Notary)

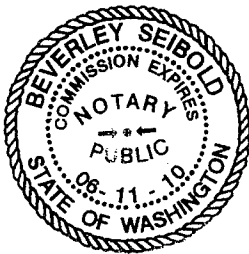
(Legibly Print or stamp Name of Notary)
Notary public in and for the state of Washington,
Residing at _____
My appointment expires _____.

STATE OF WASHINGTON)
) ss,
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JOHN C. RADOVICH is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument, and acknowledged it as manager of JOHN C. RADOVICH LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

Dated this 21st day of May 200.

Beverley Seibold
(Signature of Notary)



Beverley Seibold
(Legibly Print or stamp Name of Notary)
Notary public in and for the state of Washington,
Residing at Maple Valley
My appointment expires 6-11-10.

EXHIBIT "A"

Landlord will provide the following Tenant Improvements at Landlord's sole cost and expense:

1. New carpet throughout entire Premises (Includes the cost to move Tenant's furniture)
2. New paint throughout entire Premises
3. Special extra padding in conference room for added floor noise isolation
4. Add one (1) closed circuit camera to be monitored by Tenant within space
5. Provide buzzer access on two doors