

LEASE MODIFICATION AGREEMENT

DATED: May 13, ~~2009~~ 2010 *jjg*
BETWEEN: 75th Street Center, LLC, a Washington limited liability company,
LANDLORD
AND: Northwest Educational Service District, a Washington Municipal
Corporation, TENANT

By written lease dated March 15, 2010 (the "Original Lease"), Tenant leased from Landlord approximately 23,906 square feet of office space located at 1515 – 75th Street SW, Everett, Washington 98203. The Original Lease is fully incorporated in this Lease Modification Agreement by reference.

WHEREAS, Tenant has requested a longer lease term and Landlord has agreed so long as Tenant pays all triple net expenses and charges for electricity, natural gas, water, garbage collection, janitorial services, sewer, and all other utilities of any kind furnished to the Premises during the extended Lease term;

NOW, THEREFORE, for valuable consideration set forth herein, Landlord and Tenant hereby agree as follows:

1. The Original Lease term shall be extended to thirty-seven (37) months, commencing on August 1, 2010, which shall be the rent commencement date. . Early occupancy shall be allowed up to thirty days (30) prior to August 1, 2010, so long as Tenant pays triple net expenses ("NNN") and utilities during the early occupancy period, as described in Sections 3 and 4 of the Original Lease.
2. The date in Section 22(a) of the Original Lease is hereby changed to July 1, 2010.
3. ~~Except as expressly modified hereby, all terms of the Original Lease shall remain in full force and effect.~~

IN WITNESS WHEREOF, the parties have executed this agreement effective the day and year first written above.

LANDLORD:

**75th Street Center, LLC,
a Washington limited liability company,
By: Ironwood Investments, LLC,
Manager**

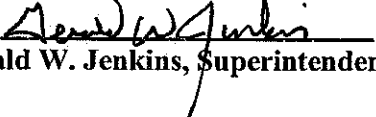
By


Tyler J. Abbott, Managing Member

TENANT:

**Northwest Educational Service District,
a Washington Municipal Corporation**

By


Gerald W. Jenkins, Superintendent

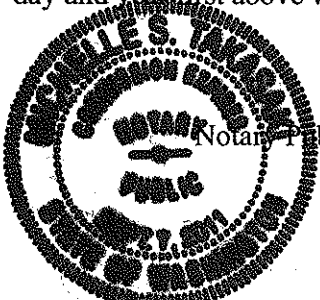
STATE OF WASHINGTON)

> ss.

COUNTY OF KING)

This is to certify that on this 21 day of May, 2010, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and qualified, personally appeared Tyler J. Abbott, to me known to be the Manager of Ironwood Investments, LLC, Manager of 75th Street Center, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged to me that he signed and sealed the same as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.



Michelle Takasaki

Michelle Takasaki
Print Name
Notary Public in and for the State of Washington, residing at 2817
My commission expires 1-7-11

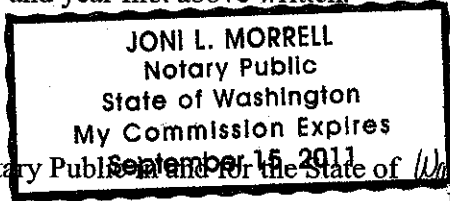
STATE OF WASHINGTON)

> ss.

COUNTY OF SNOHOMISH)

On this 17th day of May, 2010, before me personally appeared Gerald W. Jenkins, to me known to be the Superintendent of Northwest Educational Service District, the Municipal Corporation that executed the within and foregoing instrument, and acknowledged the same instrument to be free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.



Joni L. Morrell

Joni L. Morrell
Print Name
Notary Public in and for the State of Washington, residing at Anacortes
My commission expires 9/15/11