

**LEASE AMENDMENT NO. 1
(FIRE DEPARTMENT LEASE)**

THIS LEASE AMENDMENT NO. 1, dated for reference purposes June 30, 2003, is made and entered into by and between **John Y. Sato & Victor M. Loehrer dba Main Street Associates**, a partnership organized under the State of Washington ("Lessor"), and **The City of Seattle**, a municipal corporation of the State of Washington (the "City").

RECITALS

Lessor and the City entered into a written Lease, commencing on June 1, 1998, whereby the City leased from Lessor certain Premises consisting of approximately 8,382 rentable square feet of office space on the second floor of the Third & Main Building at 220 Third Av. S.

NOW THEREFORE, the parties agree to amend the Lease as follows:

1. Part A – Signature Form, the section of the Lease captioned "Premises" is deleted and replaced as follows:

The Lessor hereby leases to the City, and the City hereby leases from the Lessor approximately 9,462 rentable square feet of office space located on the second floor of that certain real property commonly known as 220 Third Avenue South, in Seattle, King County, Washington, that may be further described as follows:

The south half of Lot 3 and all of Lot 4, Block 18, Town of Seattle, as laid out by D.S. Maynard and commonly known as Maynard's Plat of Seattle, according to the plat recorded in Volume 1 of Plats, page 23, in Seattle, King County, Washington

as indicated on Exhibit "A" to this Lease Amendment – Schematic (hereinafter referred to as the "Premises").

2. The effective date of this Lease Amendment No. 1 shall be June 1, 2003 and expires on May 31, 2008, unless terminated early pursuant to provisions hereof.

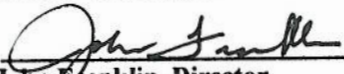
3. In consideration of this Lease Amendment No. 1 and the Lessor's performance of all covenants and agreements contained herein, the City shall pay rent to the Lessor for said premises at the monthly rental rate of Twelve Thousand Seven Hundred Eighteen and 51/100 Dollars (\$12,718.51). Rent shall continue to be paid on the first day of each month.

Except as set forth in this Lease Amendment No. 1, all the provisions of the Lease shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF the parties have executed this Amendment on the dates set forth under their respective signatures.

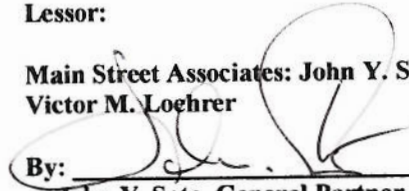
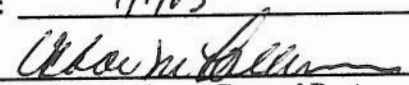
City:

The City of Seattle, a Municipal Corporation of the State of Washington

By: 
John Franklin, Director
Fleets & Facilities Department
Date: 7-15-03

Lessor:

Main Street Associates: John Y. Sato & Victor M. Loehrer

By: 
John Y. Sato, General Partner
Date: 7/1/03
By: 
Victor M. Loehrer, General Partner
Date: 7/1/03

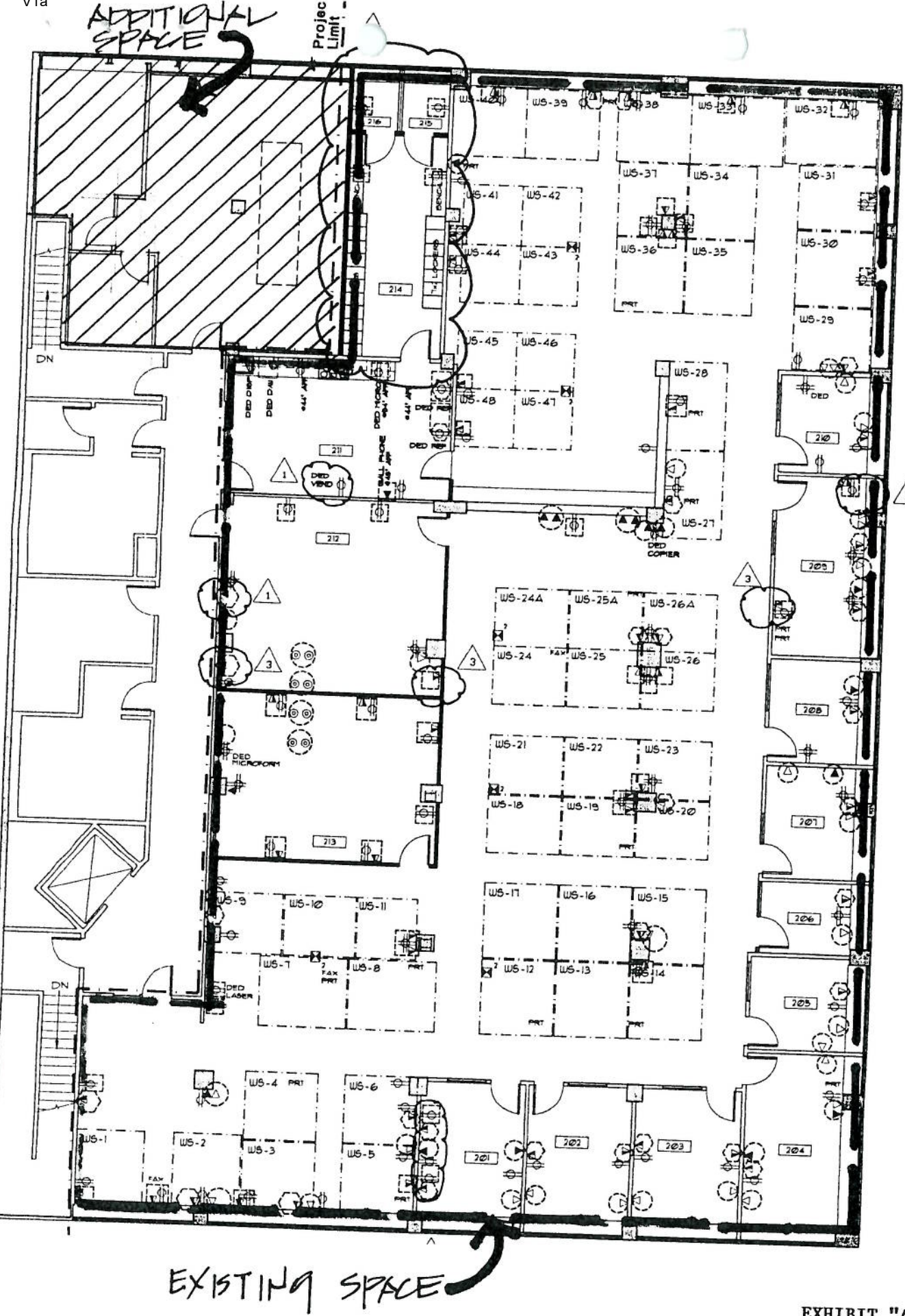


EXHIBIT "A"
TO LEASE AMENDMENT NO. 1