

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07191	DATE MAR 1 2011	PAGE 1 of 2
ADDRESS OF PREMISES 150 SW Harrison Street, Suite 400, Portland, OR 97201-5392		Bldg #: OR6735	

**THIS AGREEMENT**, made and entered into this date by and between HARRISON & FIRST, LLC

whose address is 150 SW HARRISON ST., SUITE 200, PORTLAND, OR 97201-5392

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to establish completion of tenant improvements and Beneficial Occupancy for the leased premises.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 7, 2011, as follows:

This Supplemental Lease Agreement is issued to adjust annual rent by updating the total cost of amortized Tenant Improvements. Therefore, paragraphs 3 and 14 are hereby deleted in their entirety and replaced below.

3. **RENTAL RATE:** The Government shall pay the Lessor annual rent per the table below, per month in arrears. Rent for a lesser period shall be prorated.

	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent
Term	2/7/11-2/6/16	2/7/11-2/6/16	2/7/16-2/6/21	2/7/16-2/6/21
Shell Rental Rate	\$143,945.98	\$11,995.50*	\$158,198.28	\$13,183.19
TI Rental Rate	\$79,517.23	\$6,626.44*	\$0.00	\$0.00
Building Specific Security	\$0.00	\$0.00	\$0.00	\$0.00
Operating Cost Rate	\$41,385.96	\$3,448.83	\$41,385.96	\$3,448.83
Full Service Rent	\$264,849.17	\$22,070.76*	\$199,584.24	\$16,632.02

\*Rounded

Paragraph 3 continued on page 2.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR - HARRISON & FIRST, LLC

SIGNATURE 	NAME OF SIGNER W. Robert Nanto
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ADDRESS 150 SW HARRISON ST. STE 200, PORTLAND, OR 97201
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IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER AMIE LEON
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ADDRESS 150 SW Harrison St. Suite 200, Portland OR 97201
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UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER LINDSEY D. SNOW OFFICIAL TITLE CONTRACTING OFFICER
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3. Continued

Rent checks shall be payable to:

**Harrison & First, LLC**  
150 SW Harrison St., Suite 200  
Portland, OR 97201-5392

14. **TENANT IMPROVEMENTS:** Tenant Improvements in the total amount of \$351,139.52 have been completed by the Lessor and accepted by the Government. This amount shall be amortized over the first five (5) years of the lease term at an interest rate (amortization rate) of 5% per year, resulting in an annual TI amount of \$79,517.23.

All other terms and conditions of the Lease remain in full force and effect.

Lessor: [Signature] /Govt: RS