

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07191	DATE FEB 9 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 establish Beneficial Occupancy for the Lease, formalize the completion of tenant improvements, remove building specific security costs, and adjust annual rent by updating the total cost of amortized Tenant Improvements. Therefore, paragraphs 2, 3, 5, 14, and 16 are hereby deleted and replaced in their entirety as follows:

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term February 7, 2011-February 6, 2021, subject to renewal rights hereinafter set forth.

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	\$79,031.72	\$6,585.98*	\$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	\$264,363.66	\$22,030.31*	\$199,584.24	\$16,632.02

*Rounded

Paragraph 3 continued on page 2.

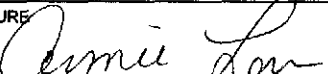
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR - HARRISON & FIRST, LLC

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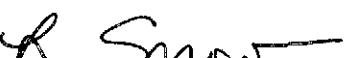
ADDRESS 150 SW HARRISON ST., STE 200, PORTLAND, OR 97201

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Annie Leon
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ADDRESS 150 SW Harrison St., Suite 200 Portland OR 97201

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER LINDSEY D. SNOW OFFICIAL 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

5. **RENEWAL OPTIONS:** The Government may renew this Lease for two (2) five (5) year option periods provided notice be given in writing to the Lessor at least one hundred eighty (180) days before the end of the lease term. Said notice shall be computed commencing with the day after the date of mailing. All other terms and conditions of this lease shall remain the same during any renewal term. The Government shall pay the Lessor shell rent for the renewal periods as outlined below, per month in arrears. Rent for a lesser period shall be prorated.

Renewal Option 1 February 7, 2021-February 6, 2026 – Annual Shell Rental Rate [REDACTED]

Renewal Option 2 February 7, 2026-February 6, 2031 – Annual Shell Rental Rate [REDACTED]

The operating cost base for the option period is established in paragraph 12 of this SF2 and will continue to be adjusted during the option periods. The annual rate for the option period will be determined by the shell rate stated in this paragraph plus the operating rate at the time of renewal.

14. **TENANT IMPROVEMENTS:** Tenant Improvements in the total amount of \$348,995.52 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 \$79,031.72.

16. **BUILDING SPECIFIC SECURITY:** Building Specific Security costs are hereby deleted from the Lease.

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

Lessor: [Signature] /Govt: [Signature]