

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES

Duncan Plaza, 333 SW First Street, Portland, OR

THIS AGREEMENT, made and entered into this date by and between

Marzer Venture

whose address is

111 SW Columbia
Portland, OR 97201

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective July 13, 1992, as follows:

This acknowledges settlement of the claim dated October 4, 1991, submitted by Marzer Venture concerning delays in occupancy of the Duncan Plaza due to contract changes ("Change Order Book") and layout drawing delivery. The claim includes: extended overhead and cost of money as an element of the cost of capital assets under construction.

The Government agrees to pay the lessor the total amount of \$1,028,832, plus interest from the date of the claim, as full and final settlement of the claim.

The Lessor hereby releases the United States from all claims arising out of the contract changes and drawing delay.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

BY

IN PRESENCE

General Partner of Mark Group No. 4
Mark Group No. 4 Managing Partner
For Marzer Venture

111 SW Columbia (Title)
Portland, OR 97201

(Address)

UNITED STATES OF AMERICA

Wayne N. P

Contracting Officer

BY

(Signature)

(Official Title)