

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

SEP 22 1994

NO. 26

TO LEASE NO.

GS- 10B-05541

ADDRESS OF PREMISES

Robert Duncan Plaza
333 S.W. First Avenue
Portland, OR 97204

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

Marzer Venture

whose address is

111 S.W. Columbia, Suite 1380
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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 1994, as follows:

The Lessor agrees to accomplish certain space alterations on the second floor of the subject building (Ecosystems Office) by May 1, 1994, for the total price of \$181,944.09. Payment shall be made through rental payments, by adding \$3,074.74 to the monthly rent beginning May 1, 1994 and ending September 18, 2001.

Paragraph 9 of the Lease, as amended in Supplemental Lease Agreements No. 15, No. 16, No. 23, No. 24 and No. 25, is deleted and replaced by the following:

"9. The Government shall pay the Lessor annual rent of \$5,705,732.00 in monthly installments of \$475,477.67 per month payable in arrears. Rent for any partial month during the Lease term shall be prorated to reflect the number of days during the month that Tenant occupies the Premises. Additional rent means amounts determined under Paragraphs 10 and 11 of this Lease and any other sums payable by Tenant to Landlord under this Lease. The rent includes recurring overtime utility service to the areas on Floors 2, 3, 7 and 9 outlined in red on Exhibit D-SLA 15 (4 sheets) and above standard janitorial service for the [redacted] and paper supplies for 35 GSA towel dispensers."

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

Marzer Venture

By: [redacted] Partnership No. 4

BY

Melvin Mark, Jr., General Partner

IN PRESENCE OF

(Signature)

[redacted] Investment Corp.

Roger Neu, Vice President
111 S.W. Columbia, Suite 1380
Portland, OR 97201

(Address)

UNITED STATES OF AMERICA

BY

(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

(Official Title)