

30 MAR 95

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS- 10B-05541

ADDRESS OF PREMISES ROBERT DUNCAN PLAZA
333 SW FIRST
PORTLAND, OR 97204

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

whose address is 111 SW COLUMBIA, SUITE NO. 1380
PORTLAND, OREGON 97201

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 February 1, 1995, as follows:

Supplemental Lease Agreement Number 33 has been prepared to accomplish the remodeling a described in page two of this SLA and Exhibits "A", "B", "C", and "D" for alteration of the second floor within the Robert Duncan Plaza by April 30, 1995, for the total price of \$10,581.05. Additionally, as part of this alteration, the lessor will provided GSA updated floorplan of the altered workspace upon completion.

Upon completion of the described work, inspection and acceptance by the Government and the presentation of an invoice, the lessor will be paid a lump sum payment of \$10,581.05. It is understood and agreed that the Lessor waives any restoration in connection herewith.

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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

Mark Group Partnership No. 4

BY _____

IN PRESENCE _____ General Partner

Roger Neu, Vice President

111 S.W. Columbia, Suite 1380
Portland, OR 97201

(Address)

UN _____

BY _____

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)