Lessor Tax Identification Numbe[redacted] OR6485ZZ

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **SUPPLEMENTAL LEASE AGREEMENT**	SUPPLEMENTAL AGREEMENT NO. 44	DATE 3-25-97
	TO LEASE NO. GS- 10B-05541	

ADDRESS OF PREMISES ROBERT DUNCAN PLAZA
333 SW First Ave.
Portland, Oregon 97204

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

whose address is 111 SW Columbia, Suite 1380
Portland, OR 97204

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 March 25, 1997, as follows:

At the request of the Government, Supplemental Lease Agreement Number 44 has been prepared to accomplish alterations for the [redacted], 3rd floor smoking room conversion to office space, at Robert Duncan Plaza, Portland, OR as described in the attached construction proposal Job No. C7049, dated March 6, 1997. It is agreed and understood that all work will be completed by April 21, 1997, and that the Lessor waives any restoration in connection herewith.

Upon inspection and acceptance by the Government, submit an invoice for lump sum payment not to exceed $12,885.17 to:
General Services Administration
Real Estate Services
1220 SW Third Ave., Rm. 1616
Portland, OR 97204

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

IN WITNESS WHEREOF, the parties subscribed their na[redacted]

LESSOR MARZER VENTURE

BY [redacted]
Melvin [redacted] l Partner [redacted] resident

IN PRESEN[redacted]

Portland, OR 97201
(Address)

UNITED ST[redacted]

BY [redacted]
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)