

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 80

DATE
12-5-02

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-10B-05541

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

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

whose address is 111 SW Columbia, Suite 1380
Portland, OR 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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective September 18, 2002:

Supplemental Lease Agreement #80 provides for a change to the calculation of annual operating cost escalation as provided in Paragraph 23 of SFO MOR 80334 (page 8 of 33 pages), derived from the provision in SLA 78, Paragraph 3.2 (continuation page 2) that allows increased costs for services, maintenance, and power usage over that originally provided. The Government and Lessor agree that \$1,923.56 for monthly maintenance shown in Paragraph 3.2 is not subject to escalation.

11.A, Operating Cost as amended in SLA No. 78 is revised as follows:

For purposes of the operating cost escalation in Paragraph 23 of SFO MOR 80334 (page 8 of 33 pages), Lessor and the Government agree that the Base Operating Cost is changed from \$1,727,752.50 to \$1,767,440.45

\$4,339.33 utility cost x 12 months = \$52,071.96
De-escalated to 1991 value = \$39,687.95 – see attached worksheet.
\$1,727,752.50 + \$39,687.95 = \$1,767,440.45

Lessor and the Government agree that the anniversary date for escalation shall continue annually on September 18.

The new operating cost base to be used in the next escalation (effective September 18, 2003) is **\$1,767,440.45**.
The new rate/usf for calculating the base is **\$5.50/usf** (\$1,767,440.45/321,335 usf).

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

IN WITNESS WHEREOF, the parties subscribed their names

LESSOR: MARZER VENTURE
by: Mark Group Partnership No. 4

BY _____
M _____

Barry Rosen, V.P. Finance

IN PRE

111 SW Columbia St., Ste. 1380
Portland, OR 97201

(Address)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)