

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-10B-07106** BLDG NO. **OR6359**

ADDRESS OF PREMISES

Equitable Center, 530 Center Street, Salem, Oregon, 97301-3761

THIS AGREEMENT, made and entered into this date by and between Equitable Center LLC

Whose address is 530 Center Street NE, Ste 110, Salem, Oregon, 97301-3761

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 February 1, 2013, as follows:

Lease Amendment (LA) Number 2 has been prepared to execute Paragraph 13 of SF-2 *Adjustment for Vacant Premises*, which establishes a \$1.50/USF (\$4,366.50 total) rental reduction for vacant premises and releasing the eight (8) parking spots. A credit is due to GSA for Operating Costs effective date of 9/10/12 through January 31, 2013.

A.) Credit to GSA for 5 months of previously charged Operating Costs total \$1,819.38 per the following calculation:
\$363.88 per month X 5 months (September 2012 through January 2013) = \$1,819.38

B.) Paragraph 3 of SLA #1 is deleted in its entirety and replaced with the following.

3. The Government shall pay the Lessor Annual rent of \$55,192.56 at the rate of \$4,599.38 per month in arrears for years from February 1, 2013 through year 5 of the lease. A rate of \$58,361.18 and \$4,863.43 per month in arrears for years 6-10.

Monthly Rent Period	Shell Rent	Operating Rent*	Amortized TI	Annual Rent	Monthly Rent
2/1/2013-12/21/15	\$43,516.54	\$12,560.88	\$7,839.34	\$63,916.76	\$5,326.40
12/22/15-12/21/20	\$46,685.16	\$12,560.88	\$0	\$59,246.04	\$4,937.17

*Operating rent includes escalation made in December 2012 and will continue to be adjusted annually per the operating cost adjustment clause in the lease.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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

IN WITNESS WHEREOF, the parties subscribed their names as of the be

[Redacted Signature]

Title: Manager
Entity Name: Equitable Center, LLC
Date: March 4, 2013

[Redacted Signature]

FOR THE GSA
Signature: _____
Name: ANDREW J. MOHL
Title: Lease Contracting Officer
Entity Name: GSA, Public Building Service
Date: MAR 14 2013

WITNESS
Signature: _____
Name: MITRE CORP

Title: Owner's Representative
Date: March 4, 2013