

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 6	DATE <i>Aug 30, 2011</i>
ADDRESS OF PREMISES		TO LEASE NO. GS-10B-07127	BUILDING NUMBER OR6728
100 SW Main Street, Portland, Oregon 97204 -3218		PAGE 1 OF 1	
THIS AGREEMENT, made and entered into this date by and between: AAT Oregon Office I, LLC whose address is: 100 SW Main Street, Portland, Oregon 97204-3218 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 January 1, 2011, as follows: Supplemental Lease Agreement (SLA) No. 6 is issued to add 5 parking spaces on the P-2 level of the building. In order to accomplish this, Paragraphs 1 and 3 are deleted in their entirety and replaced with the following: 1. The lessor hereby leases to the Government the following described premises: OFFICE SPACE: A total of 30,783 rentable square feet (RSF) of office and related space, which yields 27,711 ANSI/BOMA Office Area square feet (USF) of space at First and Main, 100 SW Main Street, Portland, OR 97204-3218 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 45 structured, secured parking spaces for exclusive use of Government employees. Effective Jan. 1, 2011, five (5) additional parking spaces are included at an added cost of \$200 per space per month. STORAGE SPACE: A total of 593 RSF of storage space, which yields 593 USF at First and Main, 100 SW Main Street, Portland, OR 97204 to be used for such purposes as determined by the General Services Administration. 3. OFFICE SPACE: The Government shall pay the Lessor annual rent of \$1,170,061.83 at the rate of \$97,505.15 per month in arrears for years 1 through year 15. STORAGE SPACE: The Government shall pay the Lessor annual rent of \$9,488.00 at the rate of \$790.67 per month in arrears for years 1 through 15. No additional operating expenses, operating expense increases or tax adjustments shall be incurred for this storage space. PARKING: 45 parking spaces are included at no additional cost. The Government shall pay the Lessor annual rent of \$12,000 at the rate of \$1,000 per month in arrears for five (5) additional parking spaces. The Government may terminate the five (5) additional parking spaces at any time, with 90 days written notice. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: AAT Oregon Office I, LLC 5 First American Way Santa Ana, CA 92707 All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the Lessor and the Government have hereunto set their names as of the above date. BY _____ <i>Senior Vice President - Real Estate</i> _____ (Title) IN WITNESS WHEREOF, the Lessor has hereunto set their name as of the above date. BY _____ _____ (Address) UNITS OF THE GENERAL SERVICES ADMINISTRATION BY _____ _____ (Official Title)			