

SUPPLEMENTAL LEASE AGREEMENT

2011 SEP-6 PM 2:5

SUPPLEMENTAL LEASE AGREEMENT NO. 10	TO LEASE NO. GS-10B-07130	DATE 8/31/11	PAGE 1 of 6
ADDRESS OF PREMISES First & Main, 100 SW Main Street, Portland, Oregon 97204		BUILDING NUMBER OR6728	

THIS AGREEMENT, made and entered into this date by and between AAT OREGON OFFICE I, LLC

whose address is 100 SW Main Street
PORTLAND, OR 97204-3218

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 1, 2011 as follows:

Supplemental Lease Agreement (SLA) No. 10 is issued to incorporate alterations of the 7th, 8th, and 9th floor to remove and replace men's bathroom mirrors on the 7th, 8th, and 9th floors. Details of the statement of work are attached as Exhibit A. Lessors' Cost Proposal is attached as Exhibit B, Pages 1-2. The Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets and schedules.

Upon execution by the Government, this Supplemental Lease Agreement serves as a Notice to Proceed for the total costs of alterations [REDACTED]. The Lessor shall complete the alterations within sixty (60) working days of receiving the notice to proceed from the Government. The Lessor shall only act upon change orders issued by the GSA Contracting Officer. The Lessor shall seek guidance from the GSA Contracting Officer in the event of any conflict in completing the work requested as agreed upon.

Upon completion, inspection, and acceptance of the tenant improvements by the GSA Contracting Officer, the Government will reimburse the Lessor for the total cost listed above. Reimbursement for all items will occur within 30 days of the Government's receipt of the Lessor's itemized invoice(s). The Lessor must submit invoices electronically to www.finance.gsa.gov and to the Lease Administration Manager at eric.shreves@gsa.gov. The invoice(s) must include:

The invoice(s) must include:

- Lease number: **GS-10B-07130**
- Building address
- Payment reference number: **PS0021164**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

[REDACTED]	LESSOR	NAME OF SIGNER <i>Patrick Kinney</i>
		200 San Diego CA 92130
[REDACTED]	IN PRESENCE OF	NAME OF SIGNER <i>Jarvis Gammie</i>
		[REDACTED]
[REDACTED]	UNITED STATES OF AMERICA	NAME OF SIGNER <i>Lois Peterson</i>
		OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>

If the Lessor cannot submit documents electronically, hard copies must be sent to:

Original Documents

GSA Greater Southwest Finance Center
Attn: PBS Payments Branch (BCFA)

P.O. Box 17181
Fort Worth, TX 76102

Copies

GSA Greater Oregon Field Office
Attn: Eric Shreves, Lease Administration
Manager



620 SW Main Street, Rm 108
Portland, OR 97205

The Lessor shall be responsible for maintenance and repair of the installed alterations outlined above.

The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR & 
GOVT