

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 12
	TO LEASE NO. GS-10B-07163 BLDG NO. OR6732
ADDRESS OF PREMISES 4310 SW Macadam Avenue Portland, OR 97239-4222	PDN Number: PS0018192

THIS AGREEMENT, made and entered into this date by and between:
4310 Building LLC

whose address is: P.O. Box 42135, Portland, OR 97242,

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 changes.


NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 14, 2014 as follows:

Paragraph 29 is hereby deleted in its entirety and replaced below.

This Lease Amendment contains 3 pages.


All other terms and conditions of the Lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:


Signature: 
Name: Stuart Lundquist
Title: Owner
Entity Name: 4310 Bldg LLC
Date: 2/5/14

FOR THE GOVERNMENT:

**LINDSEY D. SNOW
CONTRACTING OFFICER**

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: FEB 20 2014

WITNESSED BY

Signature: 
Name: _____
Title: Witness
Date: 2/5/14

Paragraph 29. TENANT IMPROVEMENTS EXCEEDING THE TENANT IMPROVEMENT ALLOWANCE/CHANGE ORDERS:

A. The Government hereby orders Tenant Improvements in excess of the Tenant Improvement Allowance (TIA) and changes per the table in subparagraph B. The approved prices for Change Orders 1-13 include all costs for labor, all materials, overhead, profit, applicable sales tax, permitting and A/E fees, and interest to complete the work. The approved prices for Change Orders 14-29 include all of the aforementioned costs and fees; however Lessor reserves its right to seek interest or increased financing costs. The total costs for change orders exceeds the TIA included in the Lease and will be paid via lump sum upon completion of the work by the Lessor and inspection and acceptance of the space by the Government per the invoicing instructions detailed in Paragraph 30 of LA 5.

TI Pricing/ CO#	Description	Amount	Status	Approved via LA #	Accepted Yes/No
TI Overage	TI costs exceeding the TIA	\$3,058,986.39	Approved	LA #6	YES
CO #1 ¹	Garage Modifications due to [REDACTED] Vehicle requirements (See Attached Exhibit C)	[REDACTED]	Approved	LA #5	YES
CO #2	Program Reconciliation	[REDACTED]	Approved	LA #4	YES
CO #3	Design for TI Elevator	[REDACTED]	Approved	LA #4	YES
CO #4	Site Entrance	[REDACTED]	Approved	LA #6	YES
CO #7a	Design for Structural Floor Reinforcement	[REDACTED]	Approved	LA #4	YES
CO #7b	Low Voltage SOW (original) (See Attached Exhibit C)	[REDACTED]	Approved	LA #5	YES
CO #7c	Security SOW (original) (See Attached Exhibit C)	[REDACTED]	Approved	LA #5	YES
CO #8	Redesign of Tenant Space	[REDACTED]	Approved	LA #4	YES
CO #9	[REDACTED]	[REDACTED]	Approved	LA #6	YES
CO #10	PR 7 –Agency Design Changes	[REDACTED]	Approved	LA #7	YES
CO #12	PR10 – AV Scope Changes	[REDACTED]	Approved	LA #7	YES
CO # 13	PR12 – Security Changes	[REDACTED]	Approved	LA#7	YES
CO #14	Berg Elec – RFI's	[REDACTED]	Approved	LA# 8	YES

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INITIALS:  LESSOR &  GOVT

TI Pricing/ CO#	Description	Amount	Status	Approved via LA #	Accepted Yes/No
CO #15	Connecting KnoxBox to IDS		Approved	LA# 8	YES
CO #16	Keying RFI's		Approved	LA# 8	YES
CO #17	Fire Dept Switch, Misc Elec, detainee storage custom hooks		Approved	LA# 8	YES
CO #18	[REDACTED]		Approved	LA# 9	YES
CO #19	Elevator Protection and Use prior to TCO (to facilitate furniture move)		Approved	LA #9	YES
CO #20	Electrical Changes		Approved	LA #9	YES
CO #21	Room Projector Supports		Approved	LA #9	YES
CO #22	Add power for Garage Disposal		Approved	LA #9	YES
CO #23	Detention Stainless Hole Addition		Approved	LA #9	YES
CO #24	Detainee Monitor Arms		Approved	LA #10	YES
CO #25	Data/Electrical Relocations		Approved	LA #10	YES
CO #26	TV Location Changes in Gym		Approved	LA #10	YES
CO #27	[REDACTED]		Approved	LA #10	YES
CO #28	Relocate Duress		Approved	LA #10	YES
CO #29	[REDACTED]		Approved	LA #10	YES
Total Lump Sum		\$4,895,045.25²			

Notes:

¹The negotiated cost of Change Order 1 includes the following concessions by both the Government and the Lessor: The Government agrees to a 21 day schedule extension without consideration. The Government agrees to waive the "Commission Credit" as described in Paragraph 25 of the Lease which is valued at [REDACTED]. The Lessor agrees to a full release of claims on this project as detailed in Paragraph 32 of LA 5.

² The Lessor agrees that the TI cap of \$7,000,000.00 is hereby increased to a total of \$7,007,462.15.

B. The following exhibits are attached to and made part of this Lease:

- Exhibit A to Paragraph 29C (previously incorporated in the Lease as Exhibit A to LA 4) (4 pages)
- Exhibit B to Paragraph 29C (previously incorporated in the Lease in LA 5) (3 pages)
- Exhibit C to Paragraph 29C (previously incorporated in the Lease in LA 6) (2 pages)
- Exhibit D to Paragraph 29C (previously incorporated in the Lease in LA 7) (3 pages)
- Exhibit E to Paragraph 29 C (4 pages)
- Exhibit F to Paragraph 29 C (6 Pages)
- Exhibit G to Paragraph 29 C (8 Pages)

C.

1. At the time of space acceptance, the Government confirmed that Change Orders 1-14, 19, and 23, in the amount of \$4,807,198.75, had been completed and the Lessor submitted an invoice in the amount of \$4,807,198.75, per the invoicing instructions in Paragraph 30 of LA 5.
2. Per LA 10 dated November 21, 2013 GSA confirmed that Change Orders 15-18, and 20-22 had been completed and accepted by the Government and the Lessor had submitted an invoice and been paid the amount of \$36,000.02.
3. The Government confirms that Change Orders 24-29 have been completed and accepted by the Government and the Lessor may submit an invoice in the amount of \$51,846.48 per the invoicing instructions in Paragraph 30 of LA 5.

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

INITIALS:  LESSOR &  GOVT