

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-10B-07281
ADDRESS OF PREMISES: Alexander Drake Building 250 NW Franklin Avenue Bend, OR 97701-2814	PDN Number: NA

**THIS AMENDMENT** is made and entered into between Drake Building Associates, LLC

whose address is: 250 NW Franklin Ave., STE 204, Bend, OR 97701-2814

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 exercise the one year renewal option for Block B.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective December 19, 2013, as follows:

The LEASE TERM Paragraph on page one of Lease GS-10B-07281 is hereby deleted and replaced as follows:

To Have and to Hold the said Premises with their appurtenances for the term beginning December 19, 2012, and continuing through December 18, 2022, Block A, and December 19, 2012 and continuing through December 18, 2014, Block B.

Paragraph 1.03 E is hereby added to lease GS-10B-07281:

For the period of time commencing December 19, 2013 through December 18, 2014, the Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates for Block "B", 2,170 RSF:


	12/19/2013-12/18/2014	
	Annual rent	Monthly rent
Shell rent	\$38,665.49	\$3,222.12
Operating costs *	\$11,652.90	\$971.08
Total annual rent	\$50,318.39	\$4,193.20

\*This amount does not include Operating Costs Adjustment per Lease Paragraph 2.08, but is subject to future Operating Costs Adjustment, per Lease Paragraph 2.08.

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 dates:


**FOR THE LESSOR:**

Signature:   
 Name: Drake Building Associates, LLC  
 Title: member  
 Entity Name: Drake Building Associates, LLC  
 Date: 11-21-13

**FOR THE GOVERNMENT:**

Signature:   
 Name: \_\_\_\_\_  
 Title: Contracting Officer  
 GSA, Public Buildings Service  
 Date: DEC 3 2013

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Holly Ellis  
 Title: member  
 Date: 11-21-13