

**LEASE NO. GS-10B-07314**

Streamlined Lease  
GSA FORM L201B (SEPT 2011)

**INSTRUCTIONS TO OFFERORS:** Do not attempt to complete this Lease Form (Form L201-B). Upon selection for award, GSA will transcribe the successful Offeror's final offered rent and other price data included on the Lease Proposal Form (1364B) into the Lease form, and transmit the completed Lease form, together with appropriate attachments, to the successful Offeror for execution.

This Lease is made and entered into between: **PACIFIC REALTY ASSOCIATES, L.P.**

("the Lessor"), whose principal place of business is 15350 SW Sequoia Pkwy., STE 300, Portland, OR 97224-7175, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**Pacific Business Park South Bldg. 12  
12645 NE Marx St.  
Portland, OR 97230-1061**

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

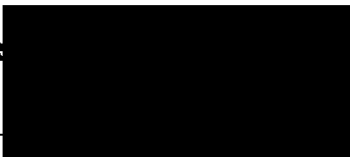
**LEASE TERM**

To Have and To Hold the said Premises with their appurtenances for the term beginning March 22, 2012 through March 21, 2022.

subject to termination and renewal rights as are hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

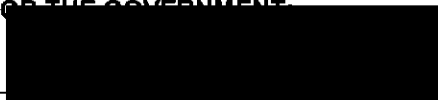
In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR



Name: ERIC A. SPORRE  
Title: VICE PRESIDENT  
Date: 3/6/12

FOR THE GOVERNMENT



LINDSEY D. SNOW  
Lease LCO  
Date: MAR 13 2012

**WITNESSED BY:**

\_\_\_\_\_  
Name:  
Title:  
Date: \_\_\_\_\_

**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

**1.01 THE PREMISES (AUG 2011)**

The Premises are described as follows:

Office and Related Space: 4,987 rentable square feet (RSF), yielding 4,766 ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 1.0464%, located on the 1st floor(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

**1.02 EXPRESS APPURTENANT RIGHTS (AUG 2011)**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: 4 parking spaces of which 0 shall be structured inside spaces reserved for the exclusive use of the Government, 0 shall be inside parking spaces, and 4 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

**1.03 RENT AND OTHER CONSIDERATION (AUG 2011)**

A. The Government shall pay the Lessor annual rent, payable monthly installments in arrears, at the following rates:

	3/22/2012 – 3/21/2013		3/22/2013 – 3/21/2017		3/22/2017 – 3/22/2022	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$42,539.10	\$8.53	\$44,733.39	\$8.97	\$50,717.79	\$10.17
OPERATING COSTS <sup>1</sup>	\$21,294.49	\$4.27	\$21,294.49	\$4.27	\$21,294.49	\$4.27
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$6,118.61	\$1.23 <sup>3</sup>	\$6,118.61	\$1.23 <sup>3</sup>	\$ N/A	\$N/A
<b>TOTAL ANNUAL RENT</b>	<b>\$69,952.20</b>	<b>\$14.03</b>	<b>\$72,146.49</b>	<b>\$14.47</b>	<b>\$72,012.28</b>	<b>\$14.44</b>

<sup>1</sup>Operating Costs are subject to CPI Adjustments

<sup>2</sup>The Tenant Improvements Allowance is amortized at a rate of 8 percent per annum over 5 years.

<sup>3</sup>Rates may be rounded.

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 4,766 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

F. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01 THE PREMISES" created herein;
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and
4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

[Type text]

G. INTENTIONALLY DELETED

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after the firm term (March 21, 2017) of this Lease by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 RENEWAL RIGHTS (AUG 2011)

This Lease may be renewed at the option of the Government for a term of [REDACTED] at the following rental rate(s):

	[REDACTED]	
	<b>ANNUAL RENT</b>	<b>ANNUAL RATE / RSF</b>
SHELL TURNKEY RENTAL RATE	[REDACTED]	[REDACTED]
OPERATING COSTS	OPERATING COST BASIS SHALL CONTINUE FROM YEAR 10 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least 90 days before the end of the original lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

1.07 DOCUMENTS INCORPORATED BY REFERENCE (AUG 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
AGENCY SPECIFIC REQUIREMENTS	1	B
GSA FORM 3516 SOLICITATION PROVISIONS	1	
GSA FORM 3517B GENERAL CLAUSES	33	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	4	

1.08 TENANT IMPROVEMENTS AND PRICING (STREAMLINED) (SEPT 2011)

**TURNKEY PRICING INCLUDING AGENCY SPECIFIC REQUIREMENTS PACKAGE AND DESIGN SCHEMATIC WITH POST AWARD DID WORKSHOP (STREAMLINED) (AUG 2011)**

The Lessor has agreed to total TI pricing of \$25,146.70 based on the Agency Specific Requirements package included in Exhibit B. This amount is amortized in the rent over the firm term of this Lease at an interest rate of 8 percent per year.

1.09 INTENTIONALLY DELETED (STREAMLINED) (SEPT 2011)

1.10 INTENTIONALLY DELETED

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" clause of this lease is 8.300875% percent. The percentage of occupancy is derived by dividing the total Government space of 4,977 RSF by the total building space of 60,078 rentable square feet.

The real estate tax base, as defined in the "Real Estate Tax Adjustment" clause of the Lease is \$5,729.00.

1.12 OPERATING COST BASE (AUG 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment Included in Offer" that the Lessor's base rate for operating costs shall be \$4.27 per rentable sq. ft (\$21,294.49/annum).

[Type text]

**1.13 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (AUG 2011)**

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$1.50 per ABOA SF of space vacated by the Government.

**1.14 HOURLY OVERTIME HVAC RATES (AUG 2011)**

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$0.00 per hour for the entire space.

**1.15 24-HOUR HVAC REQUIREMENT (APR 2011)**

The Hourly Overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of \$0.00 per ABOA SF of the area receiving the 24-hour HVAC. Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

**1.16 INTENTIONALLY DELETED**