

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. GS-10B-07337 BLDG NO. OR6486

ADDRESS OF PREMISES: Centre 205, 2600 SE 98th Ave,
Portland, OR 97266-1325

THIS AGREEMENT, made and entered into this date by and between CENTRE 205, L.P

whose address is 1227 De La Vina Street
Santa Barbara, CA 93101-3129

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 August 23, 2012, as follows:

This LA serves as the Government's official approval for the construction of TIs in the amount of \$84,509.93 to be paid as follows: \$18,010.87 will be paid via a lump sum payment and the remaining \$66,499.06 will be amortized in the rent over the remaining firm term of the lease at a rate of 7% per year. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work.

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IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

LINDSEY D. SNOW
CONTRACTING OFFICER

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: MGR. GEN'L PARTNER
Entity Name: CENTRE 205, L.P.
Date: 10-10-12

Signature: _____
Name: Lindsey D. Snow
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: OCT 18 2012

WITNESSED FOR THE LESSOR:

Signature: _____
Name: _____
Title: Manager, General Partner
Date: 10/10/12

LESSOR RS / GOVERNMENT LS

To accomplish the aforementioned, Section 1.03.A of the Lease is hereby deleted in its entirety and replaced below and Section 1.03.H is hereby added to the Lease.

Section 1.03.A: RENT AND OTHER CONSIDERATIONS: The Government shall pay the Lessor annual rent per the table below, per month in arrears. Rent for a Lessor period shall be prorated.

	Annual Rent 2.1.12 - 8.31.12	Annual Rent RSF	Annual Rent 9.1.12 - 1.31.2017	Annual Rent RSF
Shell Rental Rate	\$224,997.50	\$16.54	\$224,997.50	\$16.54
TI Rental Rate	\$0.00	\$0.00	\$17,547.12 ²	\$1.29
Operating Cost Rate	\$74,350.00 ¹	\$5.46	\$74,350.00 ¹	\$5.46
Full Service Rent	\$299,347.50	\$22.00	\$316,894.62	\$23.29

¹Subject to annual CPI Adjustments

²The Tenant Improvement Allowance is amortized at a rate of 7% per annum

Section 1.03.H:

The Government shall reimburse the Lessor via a one-time lump sum payment in the amount of \$18,010.87 for the movement, de-installation and re-installation of the Government's furniture. This amount includes, but is not limited to, all materials, labor, overhead, profit, applicable sales tax, permitting and A/E fees.

Upon completion of the work, acceptance thereof by the Government, the Lessor may submit an invoice for payment directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov, with a copy to the GSA Lease Contracting Officer. The invoice must be on letterhead of the Lessor named in the Lease, and include the lease number, LA number and Pegasys Document Number PS0023476.

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

LESSOR *rs* / GOVERNMENT *KS*