

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">LEASE AMENDMENT</p>	<p>LEASE AMENDMENT No. 4</p>
<p>ADDRESS OF PREMISES BLOCK 300 333 SW FIRST AVE PORTLAND, OR 97204-3440</p>	<p>TO LEASE NO. GS-10P-LOR07453 BLDG NO: OR6485</p> <p>PDN Number: N/A</p>

THIS AMENDMENT is made and entered into between PR Block 300, LLC

whose address is: 7 GIRALDA FARMS
MADISON, NEW JERSEY 07940

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 adjust the rent based on acceptance of Tenant Improvements, memorialize change orders one (1) through nine (9), reconcile A/E Fees per Paragraph 7.10, and memorialize beneficial occupancy.

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 September 18, 2018, as follows: Paragraph 1.03 A and 7.09 are hereby deleted in their entirety and replaced below.

CONTINUED ON PAGE 2

This Lease Amendment contains 3 pages, plus Exhibit 4A-4G (10 pages total).

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: [Redacted]
 Name: Kristin Paul
 Title: PR Block 300, LLC
 Entity Name: Vice President
 Date: 10-15-2018

FOR THE GOVERNMENT:

Signature: [Redacted]
 Name: Frances Manning
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 10/15/2018

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
 Name: BENJAMIN HOCHRON
 Title: Associate
 Date: 10-15-2018

Paragraph 1.03 A. is hereby deleted and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION (2012)

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

	9/18/16 - 9/17/18	9/18/18 - 9/17/21	9/18/21 - 9/17/26	9/18/26 - 9/17/31
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$311,067.57	\$311,067.57	\$344,979.00	\$378,876.00
TENANT IMPROVEMENTS RENT ¹	\$0.00	\$141,844.29	\$141,844.29	\$141,844.29
OPERATING COSTS ²	\$84,383.00	\$84,383.00	\$84,383.00	\$84,383.00
TOTAL ANNUAL RENT²	\$395,450.57	\$537,294.86	\$571,206.29	\$605,103.29

¹ Tenant Improvements in the amount of \$1,144,192.88 are amortized at a rate of eight (8) percent per annum over the remaining firm term of the lease, and is subject to adjustment per Paragraph 1.09.

² The "Operating Costs" number of \$84,383.00, is the operating costs base rate. The "Operating Costs" rent component of the "Total Annual Rent" on any date of the lease is the current adjusted operating rent amount as adjusted annually per Paragraph 2.09, and these adjustments will continue through the entire term of the lease, including any option periods. The "Total Annual Rent" numbers shown above will be adjusted to include those increases in operating costs.

7.09 TENANT IMPROVEMENTS

The total Tenant Improvement Allowance (TIA) of \$1,188,024.00 is set forth in Paragraph 1.08. Per the table below and referenced exhibits, the Government has reviewed the Lessor's TI pricing and determined it to be fair and reasonable. Said pricing includes all costs for labor, materials, fees, overhead, profit, and any other costs required to complete this work. This LA serves to memorialize acceptance of the TIs as outlined in the table below and on the referenced exhibits.

			APPROVED VIA LA#	ACCEPTED	EXHIBIT
TI Allowance to be Amortized	\$1,188,024.00		Lease	N/A	N/A
Approved TI Costs at NTP	(\$1,005,892.51)		3	Yes	3-A
Remaining TIA Balance	\$182,131.49		N/A	N/A	N/A
CHANGE ORDER	DESCRIPTION	AMOUNT	APPROVED VIA LA#	ACCEPTED	EXHIBIT
CO 1	Design work (outside of original scope)		3	Yes	3-B
CO 2	Cabinet Casework Credit		Not Approved	N/A	N/A
CO 3	Repair/Replace broken pocket doors		4	Yes	4-A
CO 4	Replace aged, discolored T8 lamp guards		4	Yes	4-B

INITIALS:

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CO 5	Remove/Replace hallway wainscoting		4	Yes	4-C
CO 6	Replace blast film		4	Yes	4-D
CO 7	Paragraph 7.10 A/E Fee Reconciliation		4	Yes	4-E
CO 8	Toilet Partitions		4	Yes	4-F
CO 9	Plumbing		4	Yes	4-G
Change Orders approved		\$138,300.37		Yes	
Total TIs to be amortized		\$1,144,192.88		N/A	

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

INITIALS:

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