

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-10P-LOR07484**  
BLDG NO. **OR6646ZZ**

ADDRESS OF PREMISES

PORTLAND INTERNATIONAL CENTER, 7545 NE AMBASSADOR PL, PORTLAND, OR 97220-1367

THIS AGREEMENT, made and entered into this date by and between D.A.I INVESTMENTS LLC

Whose address is 30715 E WOODARD RD, TROUTDALE, OR, 97060-8323

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 the first day of the month following the date of execution by the Government.

Lease Amendment (LA) Number 1A has been prepared to memorialize the change in ownership through the Lease Assumption Agreement. Therefore, Paragraph 1.03A is deleted in its entirety and replaced with the same numbered paragraph in lieu thereof; and the following additions to Paragraph 1.07 are hereby added to the lease.

**1.03 RENT AND OTHER CONSIDERATIONS**

A. The Government shall pay the Lessor rent, in arrears, for the following:

	8/1/2017 to 7/31/2022	8/1/2022 to 7/31/2027
Shell Rent <sup>1</sup>	\$430,495.50	\$465,924.47
Operating Expenses <sup>2</sup>	\$172,911.00	\$172,911.00
Tenant Improvements <sup>3</sup>	\$6,049.23	\$0.00
<b>ANNUAL RENT</b>	<b>\$609,455.73</b>	<b>\$638,835.47</b>

<sup>1</sup>Shell rate of approximately \$18.19 per RSF (total 23,663 RSF) for years 1-5 and \$19.69 per RSF for years 6-10.

<sup>2</sup>Operating expense is approximately \$4.40 per RSF, with annual adjustments. The next adjustment is due Aug 2017.

<sup>3</sup>The Tenant Improvement Allowance of \$26,075.00 is amortized at a rate of 6% per annum over 5 years.

Rent for a lesser period shall be prorated. Rent shall be payable to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

**1.07 DOCUMENTS INCORPORATED IN THE LEASE**

The following are attached and made a part hereof: Lease Assumption Agreement, 3 pages; GSA Form 3518, 7 pages.

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

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

FOR THE LESSOR

Signature: \_\_\_\_\_  
Name: Dumitru Ionesi  
Title: Managing member  
Entity Name: DAI Investments LLC  
Date: 4-6-17

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
Name: Terria Heinlein  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Building Service  
Date: 4/10/17

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

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