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| <p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">LEASE AMENDMENT</p> | <p>LEASE AMENDMENT No. 1</p> |
| <p>ADDRESS OF PREMISES 5421 Northeast 122nd Ave Portland, OR 97230-1070</p> | <p>TO LEASE NO. GS-10P-LOR07486 BLDG NO. OR6747</p> <p>PDN Number: N/A</p> |

THIS AMENDMENT is made and entered into between WLP II LLC

whose address is: 14863 South East 82nd Drive, Clackamas, OR 97015-7624

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 modify the post award schedule and establish a baseline date of March 28, 2017 for post-award activities. Any and all dates in the Lease to be counted from the date of lease award shall be counted from March 28, 2017.

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 February 23, 2017 as follows:

Paragraphs 2.10 and 4.01 are hereby deleted in their entirety and replaced with the same numbered paragraphs.

2.10 ADDITIONAL POST-AWARD FINANCIAL AND TECHNICAL DELIVERABLES (JUN 2012)

A. INTENTIONALLY DELETED

B. Within 15 working days after March 28, 2017, the Lessor shall provide to the LCO (or representative designated by the LCO) evidence of:

1. A firm commitment of funds in an amount sufficient to perform the work.
2. Proof that lighting and HVAC paragraphs of this lease are being met on official letterhead from a licensed engineer, or a proposed plan to meet the requirements. The names of at least two proposed HVAC and lighting contractors, as well as evidence of the contractors' experience, competency, and performance capabilities with construction similar in scope to that which is required herein Government shall have 10 working days to review proposal. Upon acceptance of proposed scope, the Government shall issue Notice to Proceed for design, if required
3. The license or certification to practice in the state where the Building is located from the individual(s) and/or firm(s) providing architectural and engineering design services.


D. The Government shall have the right to withhold approval of design intent drawings (DIDs) until the conditions specified in sub-paragraphs A and B have been satisfied.

This Lease Amendment contains 2 pages.

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: 
Name: J. Timothy Harshaw
Title: Manager
Entity Name: WLP II, LLC
Date: 2/23/17

FOR THE GOVERNMENT:

LINDSEY D. SNOW
CONTRACTING OFFICER

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: FEB 28 2017

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Linda Stelzhammer
Title: Office Mgr.
Date: 2/23/17

E. Within ten (10) working days after the LCO issues the Notice To Proceed (NTP) for TI construction, the Lessor shall provide to the LCO evidence of:

1. Award of a construction contract for TIs with a firm completion date. This date must be in accordance with the construction schedule for TIs as described in the "Schedule for Completion of Space" paragraph of this Lease.
2. Issuance of required permits for construction of the TIs.

4.01 SCHEDULE FOR COMPLETION OF SPACE (SEP 2015)

Design and construction activities for the Space shall commence upon Lease award. The Lessor shall schedule the following activities to achieve timely completion of the work required by this Lease:

Within 15 working days of March 28, 2017, Lessor shall provide pricing for study for HVAC consulting. Government will review and, if acceptable, provide NTP within 10 working days, but not prior to March 28, 2017.

A. Lessor-Provided Design Intent Drawings (DIDs): The Lessor must submit to GSA, as part of the shell cost, complete DIDs conforming to the requirements of this Lease and other Government-supplied information related to the tenant agency's interior build-out requirements not later than 15 Working Days following Notice to Proceed for design, provided that the Government supplies such information and direction as reasonably required for Lessor to timely complete DIDs. The Government (GSA and the tenant agency) shall attend two meetings at the Lessor's request for the purpose of providing information and direction in the development of DIDs. The Lessor should anticipate at least two submissions of DIDs before receiving approval. At the sole discretion of the Government, the Lessor may be required to submit a budget proposal based on the TIs and associated work as shown on the DIDs. This budget proposal shall be completed within 15 Working Days of the Government's request.

B. DIDs. For the purposes of this Lease, DIDs are defined as fully dimensioned drawings of the leased Space that reflect all Lease requirements provided by the Government sufficient for the preparation of construction documents (CDs), including, but not limited to:

1. Generic furniture layout, wall, door, and built-in millwork locations;
2. Telephone, electrical, and data outlet types and locations;
3. Information necessary for calculation of electrical and HVAC loads;
4. Work related to security requirements; and
5. All finish selections.

C. Government review and approval of Lessor-provided DIDs: The Government must notify the Lessor of DID approval not later than 10 Working Days following submission of DIDs conforming to the requirements of this Lease as supplied by the Government. Should the DIDs not conform to these requirements, the Government must notify the Lessor of such non-conformances within the same period; however, the Lessor shall be responsible for any delay to approval of DIDs occasioned by such non-conformance. The Government's review and approval of the DIDs is limited to conformance to the specific requirements of the Lease as they apply to the Space.

D. The Lessor's preparation and submission of construction documents (CDs): The Lessor as part of the TI must complete CDs conforming to the approved DIDs not later than 15 Working Days following the approval of DIDs. The pricing for this will be negotiated prior to the commencement of CDs. If during the preparation of CDs the Lessor becomes aware that any material requirement indicated in the approved DIDs cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of CDs until direction is received from the LCO. The LCO shall provide direction within 5 Working Days of such notice, but the Government shall not be responsible for delays to completion of CDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease and the approved DIDs (e.g., number of workstations and required adjacencies).

E. Government review of CDs: The Government shall have 10 Working Days to review CDs before Lessor proceeds to prepare a TI price proposal for the work described in the CDs. At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs. Any corrections must be made within 7 working days.

F. The Lessor's preparation and submission of the TI price proposal: The Lessor shall prepare and submit a complete TI price proposal in accordance with this Lease within 20 Working Days following the end of the Government CD review period.

G. INTENTIONALLY DELETED

H. Negotiation of TI and BSAC price proposals and issuance of notice to proceed (NTP): The Government shall issue NTP within 25 Working Days following the submission of the TI and BSAC price proposals, provided that price proposals conform to the requirements of the Lease and the parties negotiate a fair and reasonable price.

I. Construction of TIs and completion of other required construction work: The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than 90 Working days following issuance of NTP.

INITIALS:


LESSOR

&


GOV