GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1	
	TO LEASE NO. GS-10P-LWA07388 BLDG. No. WA7882	
LEASE AMENDMENT		
ADDRESS OF PREMISES:	PDN Number: N/A	
Columbia Tech Center		
1211 SE Cardinal Court		
Vancouver, WA 98683-9684		

THIS AMENDMENT is made and entered into between COLUMBIA TECH CENTER, LLC whose address is: 15350 SW Sequoia Parkway, Suite 300, Portland, OR 97224-7175

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 memorialize Change Order 1, accept the Tenant Improvements, and reconcile and begin the Tenant Improvement rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 5, 2014, as follows:

Paragraph 1.03 is hereby deleted in its entirety and replaced below.

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)

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

	6/5/14 to 12/4/14	12/5/14 TO 6/4/19 ANNUAL RENT
	ANNUAL RENT	
SHELL RENT	\$350,492.73	\$350,492.73
TENANT IMPROVEMENTS RENT ¹	\$0.00	\$48,047.19
OPERATING COSTS	\$ 87,409.12	\$ 87,409.12
TOTAL ANNUAL RENT	\$437,901.85	\$485,949.04

The Government accepts the Tenant Improvements as of December 5, 2014. The total Tenant Improvement amount of \$181,071.66, which accounts for \$180,769.00 from the September 18, 2014 Notice to Proceed and \$302.66 from the November 4, 2014 Change Order 1, amortized over 54 months at 8%.

This Lease Amendment contains 2 pages.

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Date:

All other terms and conditions of the lease shall remain in full force and IN WITNESS WHEREOF, the parties subscribed their names as of the FOR THE LESSO FOR TH Signature: Signature Name: Name: Title: Title: **Entity Name: PEB** 17 Date: Date: WITNESSED FOR Signature: Name: Title:

B. INTENTIONALLY DELETED

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. INTENTIONALLY DELETED

- E. 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.
- F. Rent shall be paid to 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 (CCR), now the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.
- G. 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 the paragraph entitled "The Premises."
- 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 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.

H. INTENTIONALLY DELETED

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

INITIALS:

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Lease Amendment Form 12/12