GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 01	
LEASE AMENDMENT	TO LEASE NO. GS-10P-LOR07475 BUILDING NO. OR6696	
ADDRESS OF PREMISES Parkrose Business Center 11811 NE Sumner Street Portland, OR 97220	PDN Number: N/A	

THIS AMENDMENT is made and entered into between Watumuli Brothers, LTD, d/b/a WPC PARKROSE LLC

whose address is:

307 Lewers Street, Ste. 600, Honolulu, HI 96815-2364

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 the fees and costs set forth in Paragraphs 7.03 and 7.09 of the Lease.

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 June 1, 2016 as follows:

Lease Paragraph 7.03 and Paragraph 7.09 are hereby deleted in their entirety and replaced with the following:

## PARAGRAPH 7.03: TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (FLAT FEE)	\$3,000
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	5%

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: FOR T Signature: Signat Name: Name: Title: Title: **Entity Name** GSA. d/b/a WPC Parkrose LLC Date: Date:

WITNESSED FOR THE LESSOR BY:

## PARAGRAPH 7.09: CHANGE ORDER PROCEDURES

- A. The General Conditions will not exceed **0**% (zero percent) of the total subcontractor's costs (Reserved for NTP).
- B. The General Contractor's fee will not exceed **0**% (zero percent) of the total subcontractor's costs plus General Conditions for the Change Order (Reserved for NTP).
- C. The Architectural/Engineering fees for construction changes will not exceed **0**% (zero percent) of the General Contractor's Total Cost of Change Order (and will only apply if the Change Order requires design services).
- D. Changes within the scope of the Lease that occur during design, through 100% CDs, shall be accommodated within negotiated cost of the Lease. Design changes outside of the scope of the Lease that occur during design shall not exceed the following rates:

Architecture Rate/Hour:	\$0.00
Engineering Rate/Hour	\$0.00
Other Rate/Hour	\$0.00

- E. The Lessor's Project Management fee will not exceed 0% (zero percent) of the total costs.
- F. All requests for change order price quotations shall be in writing from the General Services Administration's (GSA) Contracting Officer/Specialist or Project Manager on a Price Request form.
- G. Price quotations shall be supplied by the Lessor to the Government within one week of the written request on a Change Order form.
- H. Notification of change order approval status shall be given within three weeks of the date the price quotation was received by the Government.
- I. Without written approval from the GSA Contracting Officer, no change order should be processed. If a change order is processed without written consent of the GSA Contracting Officer, the Lessor shall bear full financial responsibility for the change order and compliance to the terms of the Lease. Written approval shall be in the form of a signed Change Order form. All Change Orders will subsequently be memorialized in the Lease via Lease Amendment. Change Orders will be grouped to prevent excessive Lease Amendments.

NITIALS:

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Lease Amendment Form 12/12