

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 02
	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 **Watumull 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 accept the Tenant Improvements and begin the Tenant Improvement Rent.

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 July 1, 2017 as follows:

Lease Paragraph 1.03 is hereby deleted in its entirety and replaced with the following:

1.03 RENT AND OTHER CONSIDERATIONS (APR 2015)

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



	3/8/2016 – 7/7/2017	7/8/2017 – 3/7/2021	3/8/2021 – 3/7/2026
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
FULL SERVICE RENT	\$43,699.20	\$43,699.20	\$43,699.20
TENANT IMPROVEMENTS RENT ¹	\$0.00	\$14,545.62	\$0.00
TOTAL ANNUAL RENT	\$43,699.20	\$58,244.82	\$43,699.20

¹Tenant Improvements of \$46,091.46 amortized at a rate of 8.0 percent per annum over 44 months of the firm term.

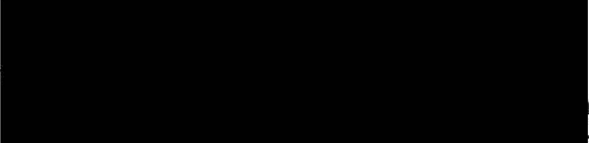

This Lease Amendment contains 2 pages.

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.

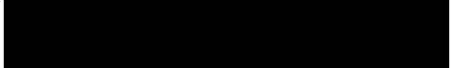
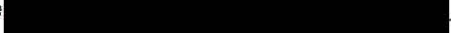
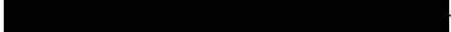
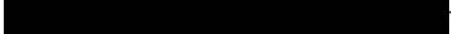
FOR THE LESSOR:

Signature: 
Name: 
Title: CEO
Entity Name: Watumull Brothers, LTD,
d/b/a WPC Parkrose LLC
Date: 8/30/17

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: CONTRACTING OFFICER
GSA, Public Buildings Service,
Date: July 11, 2017

WITNESS

Signature: 
Name: 
Title: 
Date: 

B. SUBPARAGRAPH INTENTIONALLY DELETED

C. SUBPARAGRAPH INTENTIONALLY DELETED

D. SUBPARAGRAPH 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 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 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. Parking is included in the shell rental rate.

INITIALS: ADW & TAS
LESSOR GOVT