

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 9	TO LEASE NO. GS-10B-07076	BLDG NO. OR6725	DATE NOV 30 2011	PAGE 1 of 2
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ADDRESS OF PREMISES

1455 Northwest Overton, Portland, OR 97209-2572

THIS AGREEMENT, made and entered into this date by and between OVERTON PEARL, LLC

whose address is 1626 NW 15TH AVE.
PORTLAND, OR 97209-2572

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 order Change Orders above the Tenant Improvement Allowance and to document acceptance of the completed Tenant Improvement (TI) construction.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government Execution as follows:

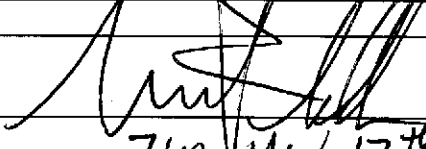
Paragraphs 16g and 27a are hereby added to the lease.

Paragraph 16g:


This Supplemental Lease Agreement (SLA) Nine (9) serves as the official approval for change order number 25. This amount includes, but is not limited to, all materials, labor, overhead, profit, applicable sales tax, permitting and A/E fees. Upon completion of the work, acceptance thereof by the Government, and receipt of a proper invoice from the Lessor, the Government shall reimburse the Lessor via a one-time lump sum payment in the amount of \$2,341.40. The proposal for change order 25 is hereby attached and made a part of this lease as Exhibit A (10pages). The change order is as follows:

Change Order #	Description	Amount
25	Add power/data for projector & Screen in Rm 304, power for NATZ projector	\$2,341.40
TOTAL COST		\$2,341.40

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE 	NAME OF SIGNER Mark R. Madden
ADDRESS 710 NW 17 th Av. Portland OR 97209	

IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER LINDSEY D. SNOW OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

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GSA FORM 276 (REV. 8/2006)

(W)

Paragraph 27: Acceptance of TIs

a. The Government has determined that the Lessor has completed 100% of the contracted TI construction as of November 4, 2011.

Pursuant to the chart below, the total approved TI price is \$3,155,095.29 with an approved lump sum payment of \$1,597,490.93. Of the total amount, a \$1,400,000.00 lump sum payment was approved by the Government on September 17, 2011. The remaining balance, in the amount of \$197,490.93 is hereby ordered to be paid to the Lessor pursuant to the instructions below.

TI Price (SLA 1 & 2)	\$ 3,051,813.88
Approved CORs 1-24	\$ 120,933.29
Approved TI Price	\$ 3,172,747.17
TI Amortized	\$ 1,575,256.23
Total Lump sum as of 11.4.11	\$ 1,597,490.93
Approved Partial Payment (SLA No. 6)	\$ (1,400,000.00)
Total Lump sum balance as of 11.4.11	\$ 197,490.93
Approved Payment	\$ 197,490.93

Invoice for payment shall be submitted directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov, with a copy to the GSA Lease Contracting Officer. Your invoice must be on letterhead of the lessor named in the lease, the lease number and SLA number, and Pegasys Document Number PS0019691

All work is to be performed in compliance with Lease No. GS-10B-07076.

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