

General Services Administration
Public Buildings Service
SUPPLEMENTAL LEASE AGREEMENT

Supplemental Agreement
NO. 41
To Lease No.

Date AUG 27 1996

Address of Premises Robert Duncan Plaza
333 S.W. First Avenue
Portland, OR 97204

GS- 10B-05541
Lessor Tax ID# [REDACTED]

THIS AGREEMENT, made and entered into this date by and between Marzer Venture

whose address is: 111 S.W. Columbia, Suite 1380
Portland, OR 97201

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW, THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 16, 1996, as follows:

Supplemental Lease Agreement (SLA) Number 41 is prepared to provide the alterations for the [REDACTED] on the 3rd floor as described in the attached proposal No. C5353, marked Exhibit A, and drawing marked Exhibit B, incorporated as part of SLA No. 41. All labor and materials to be provided by the Lessor. Cost not to exceed \$44,571.47. Work to be completed by September 6, 1996, or as soon thereafter as practicable.

Payment will be made to the lessor after completion, inspection and final acceptance by the General Services Administration for the foregoing lump sum item with 30 days of Government receipt of lessor's itemized accepted invoice at the following address:

General Services Administration
Property Acquisition and Real Estate Services
Portland Property Management Center
1220 S.W. Third Avenue, Room 1616
Portland, OR 97204

It is understood and agreed that title to the improvement will vest in the Government and that the Lessor waives any restoration in connection herewith. The Lessee shall be responsible for the maintenance, repair and replacement of this work.

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 above date.

LESSOR: MARZER VENTURE

By: Mark Groun Partnership No. 4

By: Schnitzer Investment Corp.

By: [REDACTED] ner

Roger Neu, Vice President

[REDACTED]
[REDACTED]
(Address)

BY [REDACTED]

(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

(Official Title)