

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 57

DATE 09/22/00

TO LEASE NO
GS-10B-05541

ADDRESS OF PREMISES ROBERT DUNCAN PLAZA
333 SW First Ave.
Portland, OR 97204

THIS AGREEMENT, made and entered into this date by and between MARZER VENTURE

whose address is 111 SW Columbia, Suite 1380
Portland, OR 97204

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution, as follows:

At the request of the Government, Supplemental Lease Agreement (SLA) #57 provides for complete design and engineering services to accomplish the co-location of the [REDACTED] with the [REDACTED] at Robert Duncan Plaza in accordance with the attached design intent package, Exhibit A, dated August 8, 2000, prepared by SERA Architects, PC. The total cost of these services shall not exceed \$406,200 based on the cost breakdown and proposals summarized in the attached letter dated September 18, 2000, from Melvin Mark Companies, Exhibit B. Items identified in the letter as optional will be acted upon by the Lessor only with further written authorization from the GSA Contracting Officer. No services shall be provided that exceed this total dollar threshold without an additional SLA completed in advance. The Lessor will have eight (8) weeks from the date this SLA #57 is fully executed to complete the design package for bid. Within no more than three (3) additional weeks after completion of the design, the Lessor shall obtain bids for the project and provide the Government with a total cost proposal for construction. Notice to proceed on construction shall be documented in a subsequent SLA.

The Government shall make a lump sum payment for these services within thirty (30) days after the later of receipt of a proper invoice and the Government's final acceptance of the 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

[REDACTED] (Signature)
Melvin Mark, Jr., General Partner

IN PRESENCE OF

[REDACTED] (Signature)

[REDACTED] (Address)

[REDACTED]
CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

GSA Form 276 (Jul. 67)