




GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 5	DATE 4/25/91
	TO LEASE NO. GS- 10B-05541	
ADDRESS OF PREMISES One Oak Plaza, First and Oak Streets, Portland, OR		
<p>THIS AGREEMENT, made and entered into this date by and between Marzer Venture whose address is 111 SW Columbia Portland, OR 97201 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>April 25, 1991</u>, as follows:</p> <ol style="list-style-type: none"> Special Requirements for this Lease are revised to incorporate additional tenant improvements or changes to previously specified tenant improvements to be built into the One Oak Plaza. The scope of work for these revised Special Requirements are specified in that Change Order Book indentified by its index attached as Exhibit A. This Change Order Book reflects credits under Paragraph 19 of the Solicitation for Offers. The negotiated and mutually agreed upon price for the work described in the Change Order Book is: (a) \$1,121,556.00 (which reflects a credit of \$1,048,490.00) if the parties enter into a Supplemental Lease Agreement for approximately 40,000 square feet or (b) \$1,412,534.00 (which reflects a credit of \$757,512.00) if the parties do not. The Government agrees to pay to the Lessor the amount in (a) or (b), as appropriate, upon satisfactory completion of the work, inspection and acceptance by the Contracting Officer. <p>CONTINUED ON THE ATTACHED ADDENDUM, ATTACHED TO AND MADE A PART OF THIS SUPPLEMENTAL LEASE AGREEMENT NUMBER 5.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
LESSOR BY 	General Partner of Mark Group No. 4 Managing Partner of Marzer Venture _____ (Title)	
IN PR 	111 SW Columbia Portland, OR 97201 _____ (Address)	
UNITED STATES OF AMERICA BY 	Contracting Officer _____ (Official Title)	