

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 69

DATE 7/31/01

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, this Supplemental Lease Agreement (SLA) No. 69 provides for changes in the Alteration Work (as that term is defined in Paragraph 18 of the Lease, pursuant to SLA No. 59, paragraph 5) and for a commensurate change in the rent.

This SLA No. 69 is continued on the attached page 2, attached to and made a part of this SLA No. 69.

Except as modified by this SLA 69, 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 Group Partnership No. [REDACTED]

BY [REDACTED]
Melvin Mark, Jr., General Partner

IN PRESENCE OF [REDACTED]

(Address)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

GSA Form 276 (Jul. 67)

CONTINUATION PAGE 2 IS ATTACHED AND MADE A PART THEREOF:

Paragraph 18 of the Lease (added pursuant to SLA No. 59) is revised as follows:

1. The Alteration Work, as defined by Paragraph 18, is modified based on the deletions, additions, and changes set forth on attached Exhibit A-SLA 69.
2. The Cost of the Alteration Work, as defined by Paragraph 18, is changed from \$5,984,086 to \$6,559,086, which includes an allowance of \$235,710 for future changes in the Alteration Work, beyond the changes set forth in attached Exhibit A-SLA 69. Such future changes which utilizes some or all of the above-referenced allowance will be confirmed in a subsequent SLA.
3. The increase in the Cost of the Alteration Work referred to in paragraph 2 above (\$575,000) shall be amortized over 120 months at 10% interest commencing September 18, 2001. Accordingly, the following changes are made to the 6th paragraph in Paragraph 18:
 - 3.1 The balance of the original Cost of the Alteration Work (\$3,131,878) is changed to \$3,706,878.
 - 3.2 The rent figure of \$41,388 is changed to \$48,989.50.
 - 3.3 The first months rent figure of \$59,322.80 is changed to \$70,218.28.