

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT DATE
NO. 7 10/21/91
TO LEASE NO.
GS-10B-05541

ADDRESS OF PREMISES

One Oak Plaza, First and Oak Streets, Portland, OR

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:

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 October 1, 1991, as follows:

1. The name of the building will be the following: "Robert Duncan One Oak Plaza".
2. Paragraph 2 of the Lease is revised as follows and supercedes the adjustments to Paragraph 2 of the Lease in Supplemental Lease Agreement No. 1 and Supplemental Lease Agreement No. 5:
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of exactly 20 years beginning on September 18, 1991 through September 17, 2011. The rental for the first ten years of the lease will be as specified in Paragraph 9 of the lease agreement. The rental for the last ten years of the lease will be as specified in Paragraph 10 of the lease agreement, with references to the first five year period meaning years 11 through 15 and references to the second five year period meaning years 16 through 20, and provided that the options to renew specified in such Paragraph 10 are no longer part of this lease.

CONTINUED ON THE ATTACHED ADDENDUM, ATTACHED TO AND MADE A PART OF THIS SUPPLEMENTAL LEASE AGREEMENT NUMBER 7.

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

BY

General Partner of Mark Group No. 4
Managing Partner of Marzer Venture

(Title)

IN PRESENCE OF

111 SW Columbia
Portland, OR 97201

(Address)

WITNESSED

BY

Contracting Officer

(Official Title)