

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07108	DATE MAR 23 2011	PAGE 1 of 2
ADDRESS OF PREMISES The Equitable Center, 530 Center Street N.E., Salem, OR 97301-3761		BUILDING NUMBER OR6359	

THIS AGREEMENT, made and entered into this date by and between **EQUITABLE CENTER, LLC**

whose address is 530 CENTER ST NE STE 110
SALEM, OR 97301 - 3761

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

WHEREAS, the parties hereto desire to amend the above Lease to issue a Notice to Proceed; and order Tenant Improvements which exceed the tenant improvement allowance.

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

- I. The Government has reviewed the Lessor's TI cost proposal and determined that the proposal is fair and reasonable. This SLA serves as the Lessor's Notice to Proceed for the construction of TIs in the amount of \$144,878.34. This amount includes all costs for labor, material, fees, overhead, profit, and any other costs required to complete the work.
- II. The total cost for Tenant Improvements in the amount of \$144,878.34 exceeds the tenant improvement allowance of \$72,945.60, which is stated in the lease and amortized into the rental rate. The costs for TIs over the TI allowance in the amount of \$71,932.74 will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer.

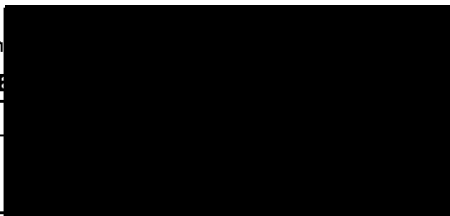


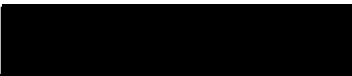
The original invoice must be submitted electronically to (www.finance.gsa.gov) and to the Contracting Officer at hilda.gonzalez@gsa.gov or directly to the GSA Finance Office and the Contracting Officer at the following address:

Original Documents
GSA Greater Southwest Finance Center
Attn: PBS Payments Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102

Copies
General Services Administration
Attn: Lindsey Snow
c/o Hilda Gonzalez
400 15th Street SW, 10PCS
Auburn, WA 98001 - 6599

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IN WITNESS WHEREOF, the parties hereto subscribed their names as of the date first above written.

SIGNATURE 	LESSOR	NAME OF SIGNER ORVILLE Cohen
	Manager	
SIGNATURE 	IN PRESENCE OF	NAME OF SIGNER Mike Cohen
ADDRESS 		
SIGNATURE 	UNITED STATES OF AMERICA	NAME OF SIGNER LINDSEY D. SNOW OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0017957

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (1 page).

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS: CR & EA
LESSOR GOVT