

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 2

DATE MAY 4 2012

TO LEASE NO. GS-10B-07163 BLDG NO. OR6732

Page 1 of 2

ADDRESS OF PREMISES: 4310 SW Macadam Avenue
Portland, OR 97239-4222

THIS AGREEMENT, made and entered into this date by and between Lindquist Homes

whose address is: 702 SE Powell Blvd., Portland, OR 97202-2625

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

WHEREAS, the parties hereto desire to amend the above Lease to order a redesign of the tenant space, approve design change orders, and implement a Tenant Improvement cap.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution of this SLA as follows: Paragraphs 27, 28, and 29 are hereby added to the Lease.

Paragraph 27: Redesign of Tenant Space.

- a. The Government hereby orders the tenant space be redesigned employing the process outlined in Exhibit A, attached hereto (1 page). The additional/changed work has been identified/monetized with a Rough Order of Magnitude (ROM) (Change Order #8), for which final pricing has not been negotiated.
- b. This amendment obligates funds in a Not to Exceed amount of \$160,000.00. The Not to Exceed amount includes such services as identified in Exhibit B, attached hereto (1 page).
- c. The Lessor must submit full, itemized statements of funds expended per each phase of the redesign so that costs may be tracked. The Contracting Officer will maintain a balance sheet that documents the definitization of each component of this change identifying the ROM, Negotiated Amount, and Balance of Funds.
- d. The target date for definitizing the price of the redesign is the completion of DIDs.
- e. The Lessor may not expend more than 70% of the total Not to Exceed amount prior to definitization of the total price for redesign.

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

LESSOR BY Lindquist Homes

(Title)
IN _____

(Address)

UNIT _____
BY _____ NDSEY D. SNOW
CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Signature) (Official Title)

Paragraph 28: Change Order Approvals.

The design work outlined in the table below is hereby ordered by the Government:

CO#	Description	Amount	Type	Note
1	Design for Increased Garage Size	████████	Approved/ Pending	Note 1
2	Program Reconciliation	████████	Approved	Note 2
3	Design for TI Elevator	████████	Approved/ Pending	Note 3
4	Design for Gatehouse/Entry	TBD	TBD	Note 4
7	Design for Structural, A/V, Low-Voltage, Telecom, and Security System	████████	Approved/ Pending	Note 5
8	Redesign of Tenant Space	████████	Approved Not-To-Exceed	Note 6
Total		\$322,491.52		

Notes:

1. This price is calculated by applying a 4% design fee to the estimated construction cost. The final pricing for the garage is to be determined; thus the final design fee for this item is subject to final adjustment/reconciliation.
2. In separate correspondence dated March 30, 2012, the Government issued a Notice to Proceed with design costs for Change Order #2 in the amount of \$22,740.00.
3. This price is approved pending submission to the Government of detailed backup documentation (i.e. timecards) and is subject to final adjustment/reconciliation.
4. The Government is in receipt of a price proposal for design for this Change Order in the amount of \$101,435.00. The Government will review this change order and provide comments to the Lessor within five (5) days of receipt of complete backup documentation in support of the proposed price.
5. This price is approved pending submission to the Government of detailed backup documentation (i.e. timecards) and is subject to final adjustment/reconciliation.
6. This price is approved on a Not-To-Exceed basis as outlined in Paragraph 27 above.

Paragraph 29: Tenant Improvement Cap.

The Government agrees to cap Tenant Improvement (TI) costs at \$7,000,000.00 (the "TI CAP"). If the TI Cost Summary provided by the Lessor after a competitive bid of the TI work indicates TIs in excess of the TI CAP, the Government shall reduce the TI scope. Such scope reduction, if necessary, shall be a separate change order that will be negotiated if and when such additional services are required to assure TI expenditures remain within the TI CAP.

INITIALS: SW & AS
LESSOR GOVT