

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 8
	TO LEASE NO. GS-10B-07163 BLDG NO. OR6732
ADDRESS OF PREMISES 4310 SW Macadam Avenue Portland, OR 97239-4222	PDN Number: PS0018192

THIS AGREEMENT, made and entered into this date by and between
Stuart Lindquist, who entered the lease dba Lindquist Homes

whose address is:

702 SE Powell Blvd., Portland, OR 97202-2625, with a mailing address of P.O. Box 42135, Portland, OR 97242,

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 order changes.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution of this LA as follows:

Paragraph 29, Tenant Improvements Exceeding the Tenant Improvement Allowance/Change Orders, is hereby deleted in its entirety and replaced below.

Paragraph 29. TENANT IMPROVEMENTS EXCEEDING THE TENANT IMPROVEMENT ALLOWANCE/CHANGE ORDERS:


- A. The Government hereby orders Tenant Improvements in excess of the Tenant Improvement Allowance (TIA) and changes per the table in subparagraph B. The approved prices for Change Orders 1-13 include all costs for labor, all materials, overhead, profit, applicable sales tax, permitting and A/E fees, and interest to complete the work. The approved prices for Change Orders 14-17 include all of the aforementioned costs and fees; however Lessor reserves its right to seek interest or increased financing costs. The total costs for change orders exceeds the TIA included in the Lease and will be paid via lump sum upon completion of the work by the Lessor and inspection and acceptance of the space by the Government per the invoicing instructions detailed in Paragraph 30 of LA 5.

This Lease Amendment contains 2 pages, and Exhibit E to Paragraph 29C.


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 below date.

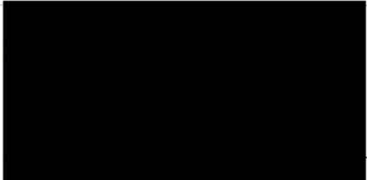
FOR THE LESSOR:

Signature: 
Name: _____
Title: _____
Entity Name: 4310 Building LLC
Date: August, 4, 2013

FOR THE GOVERNMENT:

Signature:  **LINDSEY D. SNOW**
Name: _____ **CONTRACTING OFFICER**
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: AUG 8 2013

WITNESSED

Signature: 
Name: _____
Title: Witness
Date: August, 4, 2013

Paragraph 29 (continued)

B.

TI Pricing/ CO#	Description	Amount	Status	Approved via LA #
TI Overage	TI costs exceeding the TIA	\$3,058,986.39	Approved	LA #6
CO #1 ¹	Garage Modifications due to [REDACTED] Vehicle requirements (See Attached Exhibit C)	[REDACTED]	Approved	LA #5
CO #2	Program Reconciliation	[REDACTED]	Approved	LA #4
CO #3	Design for TI Elevator	[REDACTED]	Approved	LA #4
CO #4	Site Entrance	[REDACTED]	Approved	LA #6
CO #7a	Design for Structural Floor Reinforcement	[REDACTED]	Approved	LA #4
CO #7b	Low Voltage SOW (original) (See Attached Exhibit C)	[REDACTED]	Approved	LA #5
CO #7c	Security SOW (original) (See Attached Exhibit C)	[REDACTED]	Approved	LA #5
CO #8	Redesign of Tenant Space	[REDACTED]	Approved	LA #4
CO #9	[REDACTED]	[REDACTED]	Approved	LA #6
CO #10	PR 7 –Agency Design Changes	[REDACTED]	Approved	LA #7
CO #12	PR10 – AV Scope Changes	[REDACTED]	Approved	LA #7
CO # 13	PR12 – Security Changes	[REDACTED]	Approved	LA#7
CO #14	Berg Elec – RFI's	[REDACTED]	Approved	LA# 8
CO #15	Connecting KnoxBox to IDS	[REDACTED]	Approved	LA# 8
CO #16	Keying RFI's	[REDACTED]	Approved	LA# 8
CO #17	Fire Dept Switch, Misc Elec, detainee storage custom hooks	[REDACTED]	Approved	LA# 8
Total Lump Sum Payment:		\$4,809,104.55		

Notes:

¹The negotiated cost of Change Order 1 includes the following concessions by both the Government and the Lessor: The Government agrees to a 21 day schedule extension without consideration. The Government agrees to waive the "Commission Credit" as described in Paragraph 25 of the Lease which is valued at [REDACTED]. The Lessor agrees to a full release of claims on this project as detailed in Paragraph 32 of LA 5.

C. The following exhibits are attached to and made part of this Lease:

Exhibit A to Paragraph 29C (previously incorporated in the Lease as Exhibit A to LA 4) (4 pages)

Exhibit B to Paragraph 29C (previously incorporated in the Lease in LA 5) (3 pages)

Exhibit C to Paragraph 29C (previously incorporated in the Lease in LA 6) (2 pages)

Exhibit D to Paragraph 29C (previously incorporated in the Lease in LA 7) (3 pages)

Exhibit E to Paragraph 29 C (4 pages)

All other terms and conditions of the Lease remain in full force and effect.

INITIALS: SW & RS
LESSOR & GOV'T