

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1	
	TO LEASE NO. GS-10B-07281	BLDG NO. OR6674
ADDRESS OF PREMISES Alexander Drake Building 250 NW Franklin Avenue Bend, OR 97701-2814	PDN Number: N/A	

THIS AGREEMENT, made and entered into this date by and between Drake Building Associates, LLC

Whose address is 250 NW Franklin Ave, STE 204, Bend, OR 97701-2814

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 December 1, 2012, as follows:

Lease Amendment (LA) number 1 has been prepared and issued to provide notice to proceed with Tenant Improvements (TIs) for Block A.

To accomplish this, paragraphs 5.07 A. and 5.08 A.1. are hereby deleted and replaced, and paragraph 7.01 is hereby added to the Lease.

7.01 Notice to proceed with Tenant Improvements

The Government has reviewed the Lessor's TI cost proposal and determined that the proposal is fair and reasonable. This Lease Amendment serves as the Lessor's Notice to Proceed for TI work (carpet/paint requirements per paragraphs 5.07 and 5.08 of the Lease) in the amount of \$30,853.00. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work. Upon completion of the work by the Lessor and acceptance thereof by the Government, the Government shall issue a Lease Amendment to incorporate the amortized costs for TIs (amortized at 6% over 5 years) resulting in annual payments of \$7,157.70, into the Lease.

This Lease Amendment contains 2 pages.

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

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Manager
Entity Name: Drake Building Assoc, LLC
Date: 2/27/13

Signature: _____
Name: _____ ROSEY D. SNOW
Title: Lease Contracting Officer CONTRACTING OFFICER
GSA, Public Buildings Service, _____
Date: MAR 12 2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Member
Date: 2/27/13

5.07 PAINTING (SUCCEEDING) (SEPT 2011)

- A. Between May 1, 2013 and July 1, 2013, all surfaces within the Government-demised area in Block A which are designated by GSA for painting shall be newly finished in colors acceptable to the Government, including the moving and returning of furnishings.

5.08 FLOOR COVERINGS AND PERIMETERS (SUCCEEDING) (SEPT 2011)

- A. 1. Between May 1, 2013 and July 1, 2013, existing carpet in Block A shall be replaced with broadloom carpet or carpet tiles that meet the requirements set forth in the specifications below, including the moving and returning of furnishings. Floor perimeters at partitions shall have wood, rubber, vinyl, or carpet base. Floor covering shall be installed in accordance with manufacturing instructions to lay smoothly and evenly.

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

INITIALS:  & 
LESSOR GOVT