

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 1
	TO LEASE NO. GS-10B-07342 BLDG NO. OR6660ZZ

ADDRESS OF PREMISES

1660 Oak Street SE
Salem, OR 97301-6454

THIS AGREEMENT, made and entered into this date by and between Mission Investment Property, LLC,

Whose address is 2747 Pence Loop SE, Salem, OR 97302-1153

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 April 2, 2013, as follows:

Lease Amendment (LA) Number 1 has been prepared to clarify the tax base and operating cost base. To accomplish this, paragraphs 1.09 and 1.10 have been deleted in their entirety and replaced with the following:

1.09 Percentage of occupancy for tax adjustment, establishment of tax base (SEPT 2011)

As of the lease award date, the government's percentage of occupancy, as defined in the real estate tax adjustment clause of this lease is 33.73 percent. The percentage of occupancy is derived by dividing the total government square footage of 9,733 rentable square feet (RSF) by the total building square footage of 28,856 RSF.

The real estate tax base for the 9,733 RSF of leased space is \$22,452.08 and the property tax account number(s) used for tax adjustments are [REDACTED] and [REDACTED] as defined in the real estate tax adjustment clause of the lease.

To facilitate annual tax adjustments as required, per paragraph 2.06, C, 2, the Lessor will submit notice from the taxing authority indicating the amount the Lessor is required to pay to the tax exempt tenant, in addition to the receipt illustrating that the payment was made. The Lessor will submit the assessor's notice regarding the tax exempt tenant's percentage of occupancy. This does not alter any requirements for the submission of documents specified elsewhere in the lease.

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Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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

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

FOR THE

Signature: [REDACTED]

Name: CURTIS PENCE

Title: MANAGING MEMBER

Entity Name: MISSION INVESTMENTS LLC

Date: 6/9/2014

FOR

Signature: [REDACTED]

Name: ANDREW J. MOHL

Title: CONTRACTING OFFICER

Entity Name: GSA, Public Building Service

Date: JUN 19 2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: Mary Redfiro

Title: _____

Date: _____

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1.10 Operating cost base (SEPT 2011)

The parties agree that for the purpose of applying the clause titled "Operating costs adjustment" that the Lessor's base rate for operating costs shall be \$53,119.87 per annum.

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CEP
Lessor

ASM
Gov't