

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-10B-07275 BLDG NO. WA7818

ADDRESS OF PREMISES

1300 SE Cardinal Court, Vancouver, WA 98683-9683

THIS AGREEMENT, made and entered into this date by and between Columbia Tech Center, LLC

whose address is 15350 SW SEQUOIA PKWY, SUITE 300
PORTLAND, OR 97224-7172

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 reconcile the tenant improvements and adjust the annual rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 7, 2012, as follows:

Paragraph 1.03 A., 1.03 B., and 1.03 D., RENT AND OTHER CONSIDERATION, and Paragraph 1.07 TENANT IMPROVEMENT ALLOWANCE are hereby deleted in their entirety and replaced below:

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

FOR THE LESSOR:

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: SEP 27 2012

SNOW
OFFICER

WITNES

Signature: _____
Name: _____
Title: Admin
Date: 09-26-12

1.03 The Government shall pay the Lessor annual rent per the table below; payment shall be made monthly in arrears:

	1/7/2012 – 9/6/2012	9/7/2012-1/6/2017	1/7/2017-1/6/2022
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENTAL RATE	\$546,719.18	\$546,719.18	\$609,815.28
TENANT IMPROVEMENTS RENTAL RATE*	\$0.00	\$28,454.49	\$28,454.49
OPERATING COSTS*	\$138,470.36	\$138,470.36	\$138,470.36
FULL SERVICE RATE	\$685,189.54	\$713,644.03	\$776,740.13

*The total price for Tenant Improvements is amortized at a rate of 8 percent per annum for 112 months.

1.07 The Tenant Improvement Price for purposes of this Lease is \$186,690.06 (\$5.49 per ABOA sq. ft.). This amount is amortized in the rent over the remainder of the firm term of 112 months at an annual interest rate of 8 percent.

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

INITIALS: AS LESSOR RS GOVT

Amendment Form 07/12