GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES

ROBERT DUNCAN PLAZA
333 SW FIRST
PORTLAND, OR 97204

LESE TO LEASE NO.

NO. 27

08-26-94

THERE IS HEREBY ENTERED INTO this date by and between

SENT BY: MELVIN MARK COMPANIES;

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Gl:NERAL SERVICES ADMINISTRATION SUPPLEMENTAL AGREEMENT NO. 27 DATE 08-26-94 PAGE 2

THIS AGREEMENT, made and entered into this date by and between MARZER VENTURE

whose address is 111 SW COLUMBIA, SUITE NO. 1380
PORTLAND, OREGON 97201

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 October 10, 1994, as follows:

Supplemental Lease Agreement Number 27 has been prepared to reflect the alterations as described in Exhibits "A", "B", "C", and "D" for alteration of the fifth and sixth floors within the Robert Duncan Plaza by December 15, 1994, for the total price of $154,734.80. Additionally, as part of this alteration, the lessor will provide GSA updated floorplan of the altered workspace upon completion.

Upon completion of the described work, inspection and acceptance by the Government and the presentation of an invoice, the lessor will be paid a lump sum payment of $154,734.80. It is understood and agreed that the Lessor waives any restoration in connection herewith.

Amount billed as miscellaneous shall be separately invoiced, substantiated, and approved by the Contracting Officer before the invoice will be certified for payment.

continued on pages 2 and 3

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 above date.

LESSOR: MARZER VENTURE

BY

[Signature]

IN PREMISES:

111 SW COLUMBIA ST, SUITE 1380
PORTLAND, OR 97201

UNITED STATES OF AMERICA

BY

[Signature]

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION

(GSA TITLE)

GSA FORM 276 (REV. 7-67)