SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES  ROBERT DUNCAN PLAZA
333 SW First Ave.
Portland, Oregon 97204

THIS AGREEMENT, made and entered into this date by and between MARZER VENTURE (aka Melvin Mark Construction) whose address is 111 SW Columbia, Suite 1380, Portland, OR 97204, 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 December 9, 2002.

At the request of the Government, Supplemental Lease Agreement #83 provides for the following alteration work under proposal C3010, accepted by the Government:

Purchase all materials and provide labor to add T-1 lines from D7 to the TCC Room, and install 4 twist lock receptacles into the TCC area.

Cost including lessor's overhead shall not exceed $2,736.00.

Work shall be completed approximately sixty days after execution of this Agreement. Lessor to submit invoice on Lessor's letterhead to GSA upon completion of work and acceptance by the Government of all work. GSA will make payment within 30 days from date of receipt of an original invoice. Mail invoice to: GSA, Attn: Dan Gerges, 620 SW Main St., #108, Portland, OR 97205-3037.

LENSOR  MARZER VENTURE
BY  Melvin Mark, Jr., (Signature) General Partner
IN PRESENCE OF

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

GSA Form 276 (Jul. 67)