

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07104	DATE NOV 10 2010	PAGE 1 of 2
ADDRESS OF PREMISES 530 Center Street NE Ste 406, Salem, OR 97301 - 3761		BLDG NO. OR6359	

**THIS AGREEMENT** made and entered into this date by and between **EQUITABLE CENTER, LLC**

whose address is **530 CENTER ST NE STE 110  
SALEM, OR 97301 - 3761**

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 establish Beneficial Occupancy; establish the Actual Total Tenant Improvement Cost; adjust the commission credit; and adjust the annual and monthly rents accordingly.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 1, 2010, to establish Beneficial Occupancy. Therefore, paragraphs 2, 3, 8 and 15 of Standard Form 2 *US Government Lease For Real Property* are hereby deleted in their entirety and replaced as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 1, 2010 and continuing through October 31, 2020.
3. The Government shall pay the Lessor Annual Rent of \$38,719.77 at the rate of \$3,226.65 per month in arrears for years 1 – 5 and Annual Rent of \$39,835.62 at the rate of \$3,319.64 per month in arrears for years 6 – 10. The rent includes parking at a rate of \$60.00 per month/per space for two (2) spaces, or an annual amount of \$1,440.00 for the initial term of ten (10) years, option years 11 – 15 and option years 16 – 20.

Rent Period <sup>1</sup>	Shell Rent	Operating Rent	Amortized TIs <sup>2</sup>	Annual Parking	Annual Rent	Monthly Rent
11/1/10-10/31/15	\$26,640.90	\$9,818.82	\$820.05	\$1,440.00	\$38,719.77	\$3,226.65
11/1/15-10/31/20	\$28,576.80	\$9,818.82	\$00.00	\$1,440.00	\$39,835.62	\$3,319.64

<sup>1</sup> Rent for the period of 11/1/10 through 12/31/10 is adjusted pursuant to Paragraph 15 below.  
<sup>2</sup> Base Operating Rent subject to adjustments in accordance with the SFO paragraph 4.3.  
<sup>3</sup> Amortized TIs for years 1-5 subject to SFO paragraph 3.3.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

**EQUITABLE CENTER, LLC  
530 CENTER ST NE STE 110  
SALEM, OREGON 97301-3761  
Continued on Page 2**

**IN WITNESS WHEREOF**, the undersigned have subscribed their names as of the above date.

LESSOR	
SIGNATURE	NAME OF SIGNER <b>ORVILLE COHEN</b>
ADDRESS	

SIGNATURE	NAME OF SIGNER <b>MIKE COHEN</b>
ADDRESS	

<b>UNITED STATES OF AMERICA</b>	
SIGNATURE	NAME OF SIGNER <b>LINDSEY D. SNOW</b>
	OFFICIAL TITLE OF SIGNER <b>CONTRACTING OFFICER</b>

8. In accordance with the SFO paragraph 3.2 entitled *Tenant Improvements Included in Offer*, Tenant Improvements in the total amount of \$3,534.81 shall be amortized through the rent for five (5) years at the rate of 6.0%. The total annual cost of Tenant Improvements for the amortization period shall be \$4,100.25.

15. Adjusted monthly rent payments (application of commission credit):

The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per SFO subparagraph 2.3 B. The monthly rent is \$3,226.65. The monthly shell rent is \$2,220.07. The commission credit is [REDACTED] and is calculated as follows:

Commission: [REDACTED]  
GSA Commission Credit: [REDACTED]  
Studley/LaBonde Land, Inc. Commission: [REDACTED]

The monthly rent payments adjusted for the commission credit are as follows:

<u>Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Scheduled Mo. Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
11/1/10 - 11/30/10	\$3,226.65	\$2,220.07	[REDACTED]	[REDACTED] P1(b)(6)	[REDACTED]
12/1/10 - 12/31/10	\$3,226.65	\$2,220.07	[REDACTED]	[REDACTED] P1(b)(6)	[REDACTED]
01/1/11 - 01/31/11	\$3,226.65	\$2,220.07	[REDACTED]	[REDACTED]	[REDACTED]

All other terms and conditions remain in full force and effect.

INITIALS: [Signature] & [Signature]  
LESSOR GOVT