

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07337 Bldg. No. OR6486	DATE AUG 8 2012	PAGE 1 of 1
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ADDRESS OF PREMISES  
Centre 205, 2600 SE 98<sup>th</sup> Ave, Portland, OR 97266-1325

**THIS AGREEMENT**, made and entered into this date by and between CENTRE 205, L.P

whose address is 1227 De La Vina Street  
Santa Barbara, CA. 93101-3129

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 order Tenant Improvements (TI).

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 9, 2012, as follows:

Paragraph 1.08 TENANT IMPROVEMENT AND PRICING, is hereby deleted in its entirety and replaced below.

**1.08 TENANT IMPROVEMENT AND PRICING**


The Government has reviewed the Lessor's TI cost proposal and determined that the proposal submitted on the Tenant Improvement Cost Summary Table dated April 26, 2012 is fair and reasonable. This SLA serves as the Government's approval for the construction of TIs in the amount of \$75,742.00. The Government further approves COR No. 1, attached hereto and made a part of this SLA (pages 1-3) in the amount of \$9,581.06 for a total TI price of \$85,323.06. The TIs will be paid after completion of the TI work and acceptance of space as follows: \$18,824.00 will be paid via a lump sum and the remaining \$66,499.06 will be amortized in the rent over the remaining firm term of the lease at a rate of 7% per year. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work.

All work is to be performed in compliance with Lease No. GS-10B-07337.

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

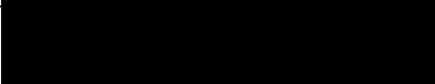
**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**

SIGNATURE		NAME OF SIGNER Rick Longpre
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ADDRESS	1227 DE LA VINA ST. SANTA BARBARA, CA 93101
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**IN PRESENCE OF**

SIGNATURE		NAME OF SIGNER Jim Turner
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ADDRESS	
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**UNITED STATES OF AMERICA**

SIGNATURE		NAME OF SIGNER LINDSEY D. SNOW
		OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER