

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. **GS-10B-07350** BLDG NO. **OR6654ZZ**

ADDRESS OF PREMISES

Newtown Street Property, 15 Newtown St., Medford, OR 97501-2942

THIS AGREEMENT, made and entered into this date by Newtown Street Properties, LLC

Whose address is 23 Newtown St., Medford, OR 97501-2942

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 June 1, 2015, as follows:

Lease Amendment (LA) Number 4 has been prepared to remove the Tax Adjustment and CPI escalation paragraphs and adjust the annual rent accordingly. Therefore, paragraphs 1.11, 1.12, 2.06, and 2.08 are deleted in their entirety, and paragraph 1.03 A is deleted in its entirety and replaced as follows.

1.03 RENT AND OTHER CONSIDERATION (AUG 2011)

A.

	Firm Term, 6/01/2015 - 4/07/2016		Firm Term, 4/8/2016 - 4/7/2018	
	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent
Shell Rent	\$44,918.30	\$3,743.19	\$45,797.47	\$3,816.46
Tenant Improvements	TBD	TBD	TBD	TBD
Operating Costs	\$18,734.52	\$1,561.21	\$18,734.52	\$1,561.21
Total Annual Rent	\$63,652.82	\$5,304.40	\$64,531.99	\$5,377.67

	Non Firm Term, 4/8/2018 - 4/7/2023	
	Annual Rent	Annual Rent
Shell Rent	\$48,545.14	\$4,045.43
Operating Costs	\$18,734.52	\$1,561.21
Total Annual Rent	\$67,279.66	\$5,606.64

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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

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

FOR THE LESSOR:  
Signature: \_\_\_\_\_  
Name: Douglas J. Michmore  
Title: member/partner  
Entity Name: Newtown Street Properties LLC  
Date: \_\_\_\_\_

FOR THE GOVERNMENT:  
Signature: \_\_\_\_\_  
Name: THOMAS W. ...  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Building Service  
Date: 10/22/15

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_ Title: Legal Assistant  
Name: Jaime Casater Date: \_\_\_\_\_