

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-10P-LOR07475 BUILDING NO. OR6696
ADDRESS OF PREMISES Parkrose Business Center 11811 NE Sumner Street Portland, OR 97220	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between **Watumull Brothers, LTD, d/b/a WPC PARKROSE LLC**

whose address is: 307 Lewers Street, Ste. 600, Honolulu, HI 96815-2364

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 memorialize the fees and costs set forth in Paragraphs 7.03 and 7.09 of the Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 1, 2016 as follows:

Lease Paragraph 7.03 and Paragraph 7.09 are hereby deleted in their entirety and replaced with the following:

**PARAGRAPH 7.03: TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)**

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES ( FLAT FEE)	\$3,000
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	5%

This Lease Amendment contains 2 pages.

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 below date.

**FOR THE LESSOR:**

Signature:  
 Name:  
 Title:  
 Entity Name:

[Redacted Signature Block]

d/b/a WPC Parkrose LLC

Date: 7/11/16

**FOR THE GOVERNMENT:**

Signature:  
 Name:  
 Title:  
 Date:

[Redacted Signature Block]

**N. YEE**  
**ACCOMMODATION OFFICER**

**WITNESSED FOR THE LESSOR BY:**

[Redacted Witness Signature Block]

