

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 04-102

Authorizing an Amendment to a Real Property Lease to Pacific University for Property Located at 5329 NE Martin Luther King Jr. Boulevard, Portland, Oregon

The Multnomah County Board of Commissioners Finds:

- a. Pacific University currently leases approximately 1,705 square feet of space from Multnomah County at 5329 NE Martin Luther King Jr. Boulevard, Portland, Oregon, (Property).
- b. Multnomah County and Pacific University desire by the attached First Amendment to Lease to extend the term of the lease until June 30, 2007.
- c. It is in the best interests of the County to extend the lease on the Property on the terms and conditions set forth in the attached First Amendment to Lease.

The Multnomah County Board of Commissioners Resolves:

1. The Board approves the attached First Amendment to Lease. The County Chair is authorized to execute the lease substantially in the form attached to this Resolution.
2. The County Chair is authorized to execute the amendments to the original lease and the First Amendment to Lease without further Board action.

ADOPTED this 22nd day of July, 2004.




BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

John S. Thomas, Assistant County Attorney

FIRST AMENDMENT TO LEASE

This is an amendment to a lease between Multnomah County, Oregon ("Lessor") and Pacific University ("Lessee"). This amendment is effective on July 1, 2004.

Recitals

- a. Lessor and Lessee entered in to a lease, a copy of which (including an addendum) is attached as Exhibit A ("Lease").
- b. The Lease provided for a term through June 30, 2002 with an option to extend the Lease for an additional five year term through June 30, 2007.
- c. Lessee has occupied the premises since the original term expired and has paid rent in accordance with Lease terms during the period following the expiration as though the lease had been extended by exercise of the option. The parties have never executed a document extending the Lease through the option term.
- d. The parties desire by this lease amendment to extend the Lease through the option term.

Agreement

1. The parties agree that the Lease term is extended through June 30, 2007. All terms of the Lease shall apply to the extended term. Rent for each year of the extended term shall be set in accordance with paragraph 2 of the Lease.
2. Each party acknowledges that as of the effective date of this Amendment, each party has performed all obligations owing to the other party under the Lease.

Lessor:

MULTNOMAH COUNTY

By: 

Diane M. Linn, County Chair

Lessee:

PACIFIC UNIVERSITY

By: 

Title: Ass't V.P. Finance & Administration

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By: 

John S. Thomas, Assistant County Attorney

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS

AGENDA # R-6 DATE 07.22.04

DEBORAH L. BOGSTAD, BOARD CLERK

**EXHIBIT A –
ORIGINAL LEASE BETWEEN MULTNOMAH COUNTY & PACIFIC
UNIVERSITY
PAGES 1-10 PLUS ADDENDUM**

LEASE

THIS LEASE, made and entered into this _____ day of _____, 199~~8~~⁷, by and between MULTNOMAH COUNTY, OREGON, hereinafter referred to as Lessor, and PACIFIC UNIVERSITY, hereinafter referred to as Lessee.

WITNESSETH: Lessor is constructing improvements to a building and other improvements on that certain real property situated in the City of Portland, County of Multnomah and State of Oregon, described in Exhibit "A". Lessor hereby leases to Lessee and Lessee rents from Lessor upon the terms, conditions and covenants hereinafter set forth, the Premises described in Exhibit "B" which are a part of said building.

1. Term: The term of the Lease shall commence February 1, 1997 and shall continue through June 30, 2002. Either party, at its option, may terminate this Lease upon written notice to the other party not less than 90 days prior to the effective date of termination. Lessee shall have the option to extend the term of this Lease for an additional period of five years by giving Lessor written notice of such extension not less than 180 days prior to the expiration of the initial term, provided that Lessee is not then in default.

2. Rental: Lessee shall pay to Lessor the monthly rental provided herein in advance on or before the first day of each month during the term of this Lease. Monthly rental for the period from commencement through June 30, 1997 shall be \$1,273.07; monthly rental for the period July 1, 1997 through June 30, 1998 shall be in an amount calculated by multiplying 1,705 square feet by the monthly rate per square foot established for the space by Multnomah County Facilities & Property Management Division for County departmental budgeting for the building in which the premises are located; monthly rental for the period July 1, 1998 through June 30, 2002 shall be in amounts calculated by multiplying 1,705 square feet by the monthly rate per square foot established for the space by Multnomah County Facilities & Property Management Division for County departmental budgeting for the building in which the Premises are located and deducting therefrom \$710.42.

Monthly rental for any July 1 through June 30 period commencing on or after July 1, 1997 shall not exceed the monthly rental for the immediately preceding month by more than 3%.

3. Tenant Improvements: Lessor shall construct improvements in the Premises in accordance with the plans described in Exhibit "C", at Lessee's cost.

4. Use of Premises: The Premises shall be used for provision of optometric services and related uses in a manner consistent with the Memorandum of Understanding entered by the Lessor and Lessee and which is attached hereto and incorporated herein, and for no other purpose without Lessor's written consent, which consent shall not be unreasonably withheld. In connection with the use of the Premises, Lessee shall:

(a) Conform to all applicable laws and regulations of any public authority affecting the Premises and the use, and correct at Lessee's own expense any failure of compliance created through Lessee's fault or by reason of Lessee's use, unless such failure is due to Lessor's default in the performance of the agreements hereof to be kept and performed by Lessor.

(b) Refrain from any activity which would be reasonably offensive to Lessor, to other lessees in the building in which the leased Premises are situated, or owners or users of the adjoining Premises, or which would tend to create a nuisance or damage the reputation of the leased Premises or said building. Without limiting the generality of the foregoing. Lessee shall not permit any objectionable noise or odor to escape or be emitted from the Premises.

(c) Refrain from loading the floors beyond the point considered safe by a competent engineer or architect selected by Lessor.

(d) Refrain from making any marks on or attaching any sign, insignia, antenna, aerial or other device to the exterior or interior walls, windows or roof of the Premises without the written consent of the Lessor, which consent shall not be unreasonably withheld. Lessor need not consent to any sign which fails to conform to the general design concept of the building as established by Lessor. Notwithstanding Lessor's consent to any signs. Lessee shall remove all such signs upon termination of the Lease and repair any damage to the Premises caused thereby at Lessee's own cost and expense.

(e) Comply with any reasonable rules respecting the use of the Premises promulgated by Lessor from time to time and communicated to Lessee in writing including those contained within the Memorandum of Understanding attached hereto.

(f) Refrain from any activity which would make it impossible to insure the Premises against casualty or which would increase the insurance rate of the building or prevent Lessor from taking advantage of the ruling of the Insurance Rating Bureau of the state in which the leased Premises are situated or its successors allowing Lessor to obtain reduced premium rates for long term fire insurance policies, unless Lessee pays the additional cost of the insurance for the building.

Not conduct programs or optometric services at the Premises at times other than during the hours of 8:00 AM through 5:00 PM on Mondays through Fridays, without prior approval of Lessor.

5. Alterations: Lessee shall make no improvements or alterations on the leased Premises of any kind without the prior written consent of Lessor, which consent shall not be unreasonably withheld. Prior to the commencement of any work by the Lessee, Lessee shall first submit its plans and specifications to Lessor for Lessor's consent. All work performed by the Lessee shall be done in strict compliance with all applicable building, fire, sanitary and safety codes, and other applicable laws, statutes, regulations and ordinances, and Lessee shall secure all necessary permits for the same. Lessee shall keep the Premises free from all liens in connection with any such work. All work performed by the Lessee shall be carried forward expeditiously and completed within a reasonable time. Lessor or Lessor's agents shall have the right at all reasonable times to inspect the quality and progress of such work. All improvements, alterations and other work performed on the leased Premises by either Lessor or Lessee shall be the property of Lessor when installed, except for Lessee's trade fixtures, and may not be removed at the expiration of this Lease unless the applicable Lessor's consent specifically provides otherwise. Notwithstanding Lessor's consent to improvements or alterations by Lessee, all such improvements, alterations or other work to be performed by Lessee shall be at the sole cost and expense of Lessee.

6. Repairs and Maintenance:

(a) The following shall be the responsibility of the Lessor:

- (i) Structural repairs and maintenance and repairs necessitated by structural disrepair or defects.
- (ii) Repair and maintenance of the exterior wall, roof, gutters, downspouts and foundation of the building in which the leased Premises are located.
- (iii) Repair of interior wall, ceilings, doors, windows, floors and floor coverings when such repairs are made necessary because of failure of Lessor to keep the structure in repair as above provided in this subparagraph (a).
- (iv) Maintenance and repair of the heating and air conditioning systems and sprinkler systems, if any.
- (v) Routine maintenance of the Premises interior, including repair of the interior walls and floor coverings, as necessitated by normal "wear and tear" through normal use of the space.

(b) The following shall be the responsibility of the Lessee:

(i) Any interior decorating.

(ii) Any repairs necessitated by the negligence of Lessee, its agents, employees and invitees.

(iii) Any repairs or alterations required under Lessee's obligation to comply with new laws and regulations as set forth in paragraph 4 (a) above.

(c) Lessor shall have the right to inspect the Premises at any reasonable time or times to determine the necessity of repair. Whether or not such inspection is made, the duty of the Lessor to make repairs as outlined above in any area in Lessee's possession and control shall not mature until a reasonable time after the Lessor has received from Lessee written notice of the necessity of repairs, except in the event emergency repairs may be required and in such event Lessee shall attempt to give Lessor appropriate notice considering the circumstances.

(d) Any repairs, replacements, alterations or other work performed on or around the leased Premises by Lessor shall be done in such a way as to interfere as little as reasonably possible with the use of the Premises by Lessee. Lessee shall have no right to an abatement of rental nor any claim against Lessor for any inconvenience or disturbance resulting from Lessor's performance of repairs and maintenance pursuant to this paragraph 6.

(e) Lessor will furnish heat, water, electricity, elevator service and air conditioning during the normal building hours of 8:00 AM to 5:00 PM, Monday through Friday except holidays. If Lessee requires utility service beyond the normal building hours, it shall reimburse Lessor for the cost thereof as agreed by the parties. Janitorial service will be provided in accordance with the regular schedule of the building, which may change from time to time. Lessee shall comply with all government laws or regulations regarding the use or reduction of use of utilities on the Premises. Interruption of services or utilities shall not be deemed an eviction or disturbance of Lessee's use and possession of the Premises, render Lessor liable to Lessee for damages, or relieve Lessee from performance of Lessee's obligations under this Lease, but Lessor shall take all reasonable steps to correct any interruptions in service. Electrical service furnished will be 110 volts unless different service already exists in the Premises.

7. Liens: Lessee shall keep the Premises free from all liens, including mechanic's liens arising from any act or omission of Lessee or those claiming under Lessee.

8. Indemnity of Lessor - Insurance: Lessee shall indemnify and save harmless the Lessor from any and all liability, damage, expense, attorney's fees, causes of action, suites, claims or judgements arising from injury to person or damage to property arising out of or connected with the use, occupancy, management or control of the leased Premises excepting the negligence of Lessor. Lessee shall, at its own cost and expense, defend any and all suits which may be brought against the Lessor either alone or in conjunction with others upon any such above-mentioned cause or claim, and shall satisfy, pay and discharge any and all judgements that may be recovered against the Lessor in any such action or actions in which the Lessor may be a party defendant. Lessee shall at its own expense during the term of this Lease carry in full force and effect public liability insurance, with an insurance carrier satisfactory to Lessor, naming Lessor as an additional insured, with limits of not less than One Million Dollars (\$1,000,000.00), insuring against any and all liability of Lessee with respect to the leased Premises including the common areas or arising out of the maintenance, use or occupancy thereof. Such policy or policies shall provide that the insurance shall not be cancelable or reduced without at least ten (10) days prior written notice to Lessor and shall be deemed primary and noncontributing with other insurance available to Lessor. Lessee shall furnish Lessor with a certificate or other acceptable evidence that such insurance is in effect. Lessee also agrees to provide and maintain insurance to comply with Workmen's Compensation and Employer's Liability Laws.

9. Waiver of Subrogation: Neither party shall be liable to the other for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, including sprinkler leakage insurance, if any, if such insurance was obtainable at the time of such loss or damage. All claims or rights of recovery for any and all such loss or damage, however caused, are hereby waived. Without limiting the generality of the foregoing, said absence of liability shall exist whether or not such loss or damage is caused by the negligence of either Lessor or Lessee or by any of their respective agents, servants or employees.
10. Injury to Lessee's Property: Lessor shall not be liable for any injury to the goods, stock, merchandise or any other property of Lessee or to any person in or upon the leased Premises resulting from fire or collapse of the building in which the leased Premises are located or any portion thereof or any other cause, including but not limited to damage by water, gas or steam, or by reason of any electrical apparatus in or about the leased Premises.
11. Damage or Destruction:
- (a) If the leased Premises shall be partially damaged by fire or other cause, and subparagraph (b) below does not apply, the damages to the Premises shall be repaired by Lessor and the rent until such repair shall be made shall be apportioned according to the part of the leased Premises which is useable by Lessee except when such damage occurs because of the fault of Lessee. The repairs shall be accomplished with all reasonable dispatch. Lessor shall bear the cost of such repairs unless the damage occurred from a risk which would not be covered by a standard fire insurance policy with an endorsement for extended coverage, including sprinkler leakage and the damage was the result of the fault of the Lessee, in which event the Lessee shall bear the expense of the repairs.
- (b) If the building or the leased Premises are 50% or more destroyed during the term of this Lease for any cause. Lessor may elect to terminate the Lease as of the date of damage or destruction by notice given to Lessee in writing not more than forty-five (45) days following the date of damage. In such event all rights and obligations of the parties shall cease as of the date of termination. In the absence of an election to terminate, Lessor shall proceed to restore the leased Premises to substantially the same form as prior to the damage or destruction, so as to provide Lessee useable space equivalent in quantity and character to that before the damage or destruction. Work shall be commenced as soon as reasonably possible, and thereafter proceed without interruption, except for work stoppages on account of matters beyond the reasonable control of Lessor. Rent shall be abated from the date of damage, unless the damage occurred because of the fault of Lessee.
12. Default: The following shall be the events of default:
- (a) Failure of Lessee to pay any rental or other charge required hereunder within ten (10) days after it is due.
- (b) Failure of Lessee to comply with any term or condition or fulfill any obligation of this Lease (other than the payment of rental or other charges), within ten (10) days after written notice by Lessor specifying the nature of the default with reasonable particularity. If the default is of such nature that it cannot be completely remedied within the ten (10) day period, this provision shall be complied with if Lessee begins correction of the default within the ten (10) day period, and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable.
- (c) The abandonment of the Premises by Lessee or the failure of Lessee for fifteen (15) days or more to occupy the property for one or more of the designated purposes of this Lease unless such failure is excused under other provisions of this Lease.
- (d) The bankruptcy or insolvency of the Lessee or the occurrence of other acts specified in paragraph 17 of this Lease which give Lessor the option to terminate.

13. Remedies on Default: In the event of a default, Lessor, may at Lessor's option, exercise any one or more of the rights and remedies available to a landlord in the state in which the leased Premises are located to redress such default, consecutively or concurrently, including the following:

(a) Lessor may elect to terminate Lessee's right to possession of the leased Premises or any portion thereof by written notice to Lessee. Following such notice, Lessor may re-enter, take possession of the leased Premises and remove any persons or property by legal action or by self-help with the use of reasonable force and without liability for damages. To the extent permitted by law, Lessor shall have the right to restrain the personal property belonging to Lessee which is on the leased Premises at the time of re-entry, or the right to such other security interest therein as the law may permit, to secure all sums due or which become due to Lessor under this Lease. Perfection of such security interest shall occur by taking possession of such personal property or otherwise as provided by law.

(b) Following the re-entry by Lessor, Lessor may relet the leased Premises for a term longer or shorter than the term of this Lease and upon any reasonable terms, including the granting of rent concessions to the new tenant. Lessor may alter, refurbish or otherwise change the character or use of the leased Premises in connection with such reletting. Lessor shall not be required to relet for any use or purpose which Lessor may reasonably consider objectionable. No such reletting by Lessor following a default by Lessee shall be construed as an acceptance of the surrender of the leased Premises. If rent received upon such reletting exceeds the rent received under this Lease, Lessee shall have no claim to the excess.

(c) Following re-entry Lessor shall have the right to recover from Lessee the following damages:

(i) All unpaid rent or other charges for the period prior to re-entry plus interest of 10% per annum.

(ii) An amount equal to the rent lost during any period during which the leased Premises is not relet, if Lessor uses reasonable efforts to relet the leased Premises. If Lessor lists the leased Premises with a real estate broker experienced in leasing commercial property in the metropolitan area in which the leased Premises are located, such listing shall constitute the taking of reasonable efforts to relet the leased Premises.

(iii) All costs incurred in reletting or attempting to relet the leased Premises, including but without limitation the cost of cleanup and repair in preparation for a new tenant, the cost of correcting any defaults or restoring any unauthorized alterations and the amount of any real estate commissions or advertising expenses.

(iv) The difference between the rent reserved under this Lease and the amount actually received by Lessor after reletting, as such amounts accrue.

(v) Reasonable attorney's fees incurred in connection with the default, whether or not any litigation is commenced.

(d) Lessor may sue periodically to recover damages as they accrue throughout the term of this Lease and no action for accrued damages shall be a bar to a later action for damages subsequently accruing. To avoid a multiplicity of actions, Lessor may obtain a decree of specific performance requiring Lessee to pay the damages stated in subparagraph (c) above as they accrue. Alternatively, Lessor may elect in any one action to recover accrued damages plus damages attributable to the remaining term of the Lease equal to the difference between the rent under this Lease and the reasonable rental value of the leased Premises for the remainder of the term, discounted to the time of the judgment at the rate of 6% per annum.

(e) In the event that Lessee remains in possession following default and Lessor does not elect to re-enter, Lessor may recover all back rent or other charges, and shall have the right to cure any nonmonetary default, whether or not litigation is commenced. Lessor may sue to recover such amounts as they accrue, and no one action for accrued damages shall bar a later action for damages subsequently accruing.

(f) The foregoing remedies shall not be exclusive but shall be in addition to all other remedies and rights provided under applicable law, and no election to pursue one remedy shall preclude resort to another consistent remedy.

14. Surrender at Expiration:

(a) Condition of Premises. Upon expiration of the Lease term or earlier termination, Lessee shall deliver all keys to the Lessor and surrender the leased Premises in the condition in which Lessee received possession hereunder, ordinary wear excepted, and broom clean. Improvements and alterations constructed by Lessee shall not be removed or restored to the original condition unless the terms of Lessor's consent provides otherwise. Depreciation and wear from ordinary use for the purpose for which the Premises were let need not be restored, but all repair for which Lessee is responsible shall be completed to the latest practical date prior to such surrender. Lessee's obligations under this paragraph shall be subject to the provisions of paragraph 11 relating to damage or destruction.

(b) Fixtures

(i) All fixtures placed upon the leased Premises during the term other than Lessee's trade fixtures, shall, at Lessor's option, become the property of the Lessor. Movable furniture, decoration, floor covering other than hard surface bonded or adhesively fixed flooring, curtains, blinds, furnishing and trade fixtures shall remain the property of Lessee if placed on the leased Premises by Lessee.

(ii) If Lessor so elects, Lessee shall remove any or all fixtures which would otherwise remain the property of Lessor, and shall repair any physical damage resulting from the removal. If Lessee fails to remove such fixtures, Lessor may do so and charge the cost to Lessee with interest at 12% per annum from the date of expenditure. Lessee shall remove all furnishings, furniture and trade fixtures which remain the property of Lessee. If Lessee fails to do so, this shall be an abandonment of the property, and Lessor may retain the property and all rights of Lessee with respect to it shall cease or, by notice in writing given to Lessee within 20 days after removal was required. Lessor may elect to hold Lessee to its obligation of removal. If Lessor elects to require Lessee to remove, Lessor may effect a removal and place the property in public or private storage for Lessee's account. Lessee shall be liable to Lessor for the cost of removal, transportation to storage, and storage, with interest at 12% per annum on all such expenses from the date of expenditure by Lessor.

(iii) The time for removal of any property or fixtures which Lessee is required to remove from the leased Premises upon termination shall be as follows:

(1) On or before the date the Lease terminates because of expiration of the term or because of a default under paragraphs 15 and 16.

(2) Within 30 days after notice from Lessor requiring such removal where the property to be removed is a fixture which Lessee is not required to remove.

(c) Holdover

(i) If Lessee does not vacate the leased Premises at the time required, Lessor shall have the option to treat Lessee as a tenant from month-to-month, subject to all of the provisions of this Lease except the provision for the term of the Lease. Failure of Lessee to remove fixtures, furniture, furnishings or trade fixtures which Lessee is required to remove under this Lease shall constitute a failure to vacate to which this subparagraph (c) shall apply if the property not removed will substantially interfere with occupancy of the Premises by another tenant or with occupancy by Lessor for any purpose including preparation for a new tenant.

- (ii) If a month-to-month tenancy results from a holdover by Lessee under this subparagraph (c), the tenancy shall be terminable at the end of any monthly rental period on written notice from Lessor given not less than 10 days prior to the termination date which shall be specified in the notice. Lessee waives any notice which would otherwise be provided by law with respect to a month-to-month tenancy.

15. Assignment and Subletting: Lessee shall not assign this Lease or sublet all or any part of the Premises without the written consent of Lessor, which consent will not be unreasonably withheld. Without limiting the generality of the foregoing, it shall not be unreasonable for Lessor to withhold its consent if the proposed assignee or sublessee is not an experienced operator of the type of business to be operated on the Premises. If Lessee is a corporation or a partnership, the transfer, assignment or change in the ownership of any stock or partnership interest in the aggregate in excess of 33% shall be deemed an assignment within the meaning of this paragraph. Lessee shall remain primarily liable, after any assignment or sublease for the payment of the rental and the performance of all of Lessee's obligations under this Lease, notwithstanding such assignment or subletting by Lessee.
16. Inspection: Lessor, Lessor's agents and representatives, shall have the right to enter upon the leased Premises at reasonable times for the purpose of inspecting the same, for the purposes of making repairs or improvements to the leased Premises or the building in which the leased Premises are located or for any other lawful purpose.
17. Nonwaiver: The acceptance by Lessor of any rental or other benefits under this Lease shall not constitute a waiver of any default. Any waiver by Lessor of the strict performance of any of the provisions of this Lease shall not be deemed to be a waiver of subsequent breaches of the same character or of a different character, occurring either before or subsequent to such waiver, and shall not prejudice Lessor's right to require strict performance of the same provision in the future or of any other provision of this Lease.
18. Attorney's Fees: If suit or action is instituted in connection with any controversy arising out of this Lease, the prevailing party shall be entitled to recover in addition to costs such sum as the trial court may adjudge reasonable as attorney fees, and in the event any appeal is taken from any judgment or decree in such suit or action, the losing party shall pay the prevailing party in the appeal its reasonable attorney's fees and costs arising from such litigation and appeal.
19. Notices: Any notice required or permitted under this Lease shall be in writing and shall be given when actually delivered or when deposited in the United States mail as certified or registered mail addressed as follows:

To Lessor: Multnomah County Property Management
2505 SE 11th Avenue
Portland, Oregon 97202

To Lessee: Associate Dean for Clinical Affairs
Pacific University
2043 College Way
Forest Grove, Oregon 97116

or to such other addresses as may be specified from time to time from either of the parties in the manner above provided for the giving of notice.

20. Succession: Subject to the above stated limitations on the assignment or transfer of Lessee's interest, this Lease shall be binding upon and inure to the benefit of the parties, their respective heirs, personal representatives, successors and assigns.
21. Cumulative Rights: No remedy herein conferred upon or reserved to Lessor or Lessee shall be exclusive of any other remedy herein provided or provided by law, but each remedy shall be cumulative.

22. Interpretation: In interpreting or construing this Lease, it is understood that Lessee may be more than one person, that if the context so requires, the singular pronoun shall be taken to mean and include the plural, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. Paragraph headings are for convenience and shall not affect any of the provisions of this Lease.
23. Exhibits and Additional Provision: Exhibits "A and B" which are referred to in this Lease are attached hereto and by this reference incorporated herein.

In Witness Whereof, Lessor and Lessee have executed this Lease in duplicate the day and year first herein written.

MULTNOMAH COUNTY, OREGON

PACIFIC UNIVERSITY

By Beverly Stein
Beverly Stein, County Chair

By William P. Kelley
VP Finance

REVIEWED:

Thomas Spousker
~~LAURENCE KRESSEL~~, COUNTY COUNSEL
FOR MULTNOMAH COUNTY

By Matthew O. Lyon

EXHIBIT "A"

LEGAL DESCRIPTION Lots 1 through 14, Block 9, Walnut Park in City of Portland, County of Multnomah and State of Oregon.

EXHIBIT "B"

PREMISES Approximately 1,705 rentable square feet of space in the Multnomah County
Clinic at 5329 N.E. Martin Luther King, Jr. Boulevard.

**ADDENDUM TO LEASE
MULTNOMAH COUNTY TO PACIFIC UNIVERSITY**

Hazardous Substances. Lessee shall not cause or permit any Hazardous Substance to be spilled, leaked, disposed of or otherwise released on or under the Premises. Lessee may use or otherwise handle on the Premises only those Hazardous Substances typically used or sold in the prudent and safe operation of the business or use specified in Section 4. Lessee may store such Hazardous Substances on the Premises only in quantities necessary to satisfy Lessee's reasonably anticipated needs. Lessee shall comply with all Environmental Laws and exercise the highest degree of care in the use, handling and storage of Hazardous Substances and shall take all practicable measures to minimize the quantity and toxicity of Hazardous Substances used, handled or stored on the Premises. Upon the expiration or termination of this Lease, Lessee shall remove all Hazardous Substances from the Premises. The term Environmental Law shall mean any federal, state or local statute, regulation or ordinance or any judicial or other governmental order pertaining to the protection of health, safety or the environment. The term Hazardous Substance shall mean any hazardous, toxic, infectious or radioactive substance, waste, and material as defined or listed by any Environmental Law and shall include, without limitation, petroleum oil and its fractions.

William P. Kelley
V P Finance

9-3-97

Bob [unclear]
MR

EXHIBIT A-1

Occupant Information

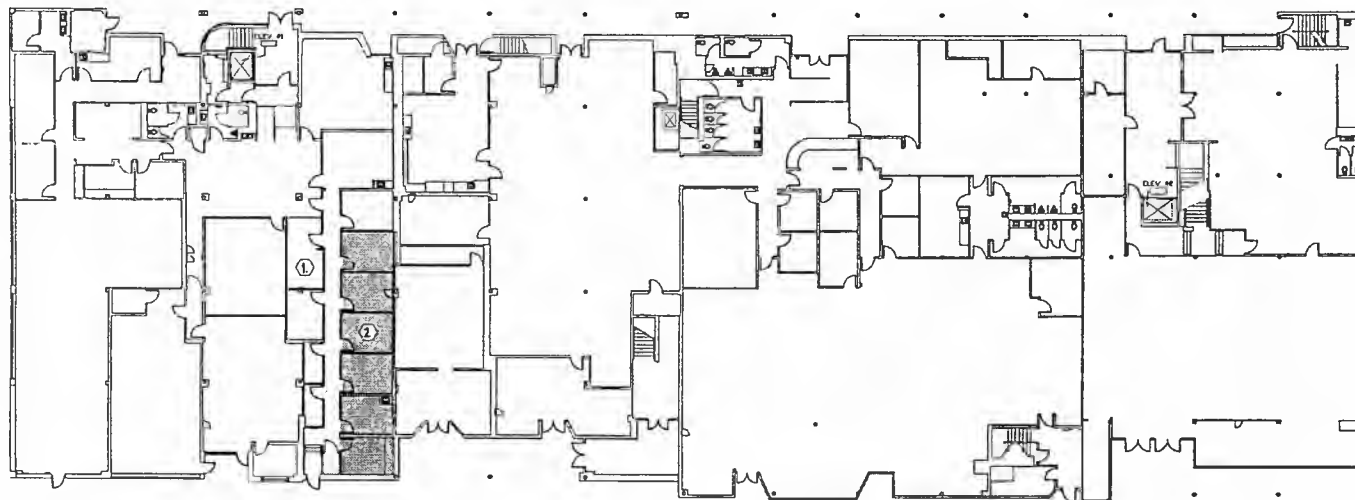
① Space 1
1150 SqFt
General Use

② Space 2
774 SqFt
Clinic Use

1150 Sqft - General Use
774 Sqft - Clinic Use

1924 Sqft Total

Walnut Park -322
5329 NE MLK Jr. Boulevard
Portland, Oregon 97211



First Floor

Measured by: Brett Tauts
Date: 22 June 2004
Control # X-05-008

