

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 99-72

Authorizing Execution of Agreement for Lease of Certain Real Property for the Operation of Adult Community Justice Northeast.

The Multnomah County Board of Commissioners Finds:

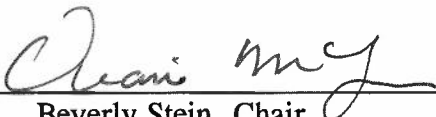
- a) Multnomah County Adult Community Justice provides resources to clients in the Northeast Portland area and immediately surrounding areas.
- b) The existing space has been the location of Adult Community Justice NE Probation and Parole Offices for several years.
- c) The existing space has been identified as adequate to continue providing Adult Community Justice services for the next five years.
- d) The premises described in the attached Lease Agreement before the Board this date have been determined to be available at a reasonable rental from the owner, Watamull Properties Corporation.
- e) It appears that the lease of the premises described in the Lease Agreement before the Board this date will benefit Multnomah County.

The Multnomah County Board of Commissioners Orders:

- 1. The Chair of the Multnomah County Board of Commissioners is authorized and directed to execute the attached Lease Agreement before the Board this date and any other documents required for the completion of this lease on behalf of Multnomah County.


Adopted this 29th day of April, 1999.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair

REVIEWED:

Thomas Sponsler, County Counsel
For Multnomah County, Oregon

By 
Matthew O. Ryan, Assistant County Counsel

STANDARD LEASE

Dated: _____

Between: **Watumull Properties Corp.**

LANDLORD

And: **Multnomah County, a Political Subdivision of the State of Oregon**

TENANT

Tenant wishes to lease from Landlord the following described property, hereinafter referred to as "the Premises:"

Approximately 9,987 S.F. of office space located at 2205 N.E. Columbia Boulevard,
Portland, Oregon _____ and as further described on the attached Exhibit "A."

Landlord leases the Premises to Tenant for a term of 60 months commencing April 1, 1999 and continuing through March 31, 2004. Commencing April 1, 1999, and continuing through March 31, 2000, the base rent shall be seven thousand one hundred ninety and 64/100 dollars (\$7,190.64) per month payable in advance on the first day of each calendar month. Commencing on April 1, 2000, and as of the commencement of each subsequent one year period of the original term of the Lease, the base rent shall be adjusted by the increase, if any, in the All Urban Consumers, All Items, Consumer Price Index for Portland, Oregon published by the United States Department of Labor, Bureau of Labor Statistics ("Index") as reported for the Second Half of the year, one year prior. No adjustment shall be made to the base rent if the net change in the Index during the preceding one year was a decrease. If the Index is discontinued or revised during any term of this Lease, such other governmental index or computation with which it is replaced shall be used in order to substantially the same result as would be obtained if the Index had not been discontinued or revised.

This lease is subject to the following additional terms to which the parties agree:

1. Use of the Premises

- a. Tenant shall use the Premises only for the purpose of conducting the following business: Parole and probation counseling, and general office.
- b. In connection with its use, Tenant shall, at its expense, comply with all applicable laws, ordinances, and regulations of any public authority, including those requiring alteration of the Premises because of Tenant's specific use, shall create no nuisance nor allow any objectionable liquid, odor, or noise to be emitted from the Premises and shall not overload the floors or electrical circuits of the Premises. Landlord shall have the right to approve the installation of any power-driven machinery by Tenant and may select a qualified electrician whose opinion will control regarding electrical circuits and a qualified engineer or architect whose opinion will control regarding floor loads. Allowable ground floor load shall be 500 pounds per sq.ft.
- c. Tenant may erect a sign stating its name, business and product after first securing Landlord's written approval of the size, color, design, wording, and location, and all necessary governmental approvals. No signs shall be painted on the Building or exceed the height of the Building. All signs installed by Tenant shall be removed upon termination of this lease with the sign location restored to its former state.
- d. Tenant shall make no alterations, additions, or improvements to the Premises or change the color of the exterior without Landlord's prior written consent and without a valid building permit issued by

the appropriate governmental agency. Upon termination of this lease, any such alterations, additions or improvements (including without limitation all electrical, lighting, plumbing, heating and air-conditioning equipment, doors, windows, partitions, drapery, carpeting, shelving, counters, and physically attached fixtures) shall at once become part of the realty and belong to Landlord unless the terms of the applicable consent provide otherwise, or Landlord requests that part or all of the additions, alterations, or improvements be removed. In such case, Tenant shall at its sole cost and expense promptly remove the specified additions, alterations, or improvements and repair and restore the Premises to its original condition.

2. Security Deposit

Tenant has deposited with Landlord the sum of WAIVED (\$ N/A), hereinafter referred to as "the Security Deposit," to secure the faithful performance by Tenant of each term, covenant, and condition of this lease. If Tenant shall at any time fail to make any payment or fail to keep or perform any term, covenant, and condition on its part to be made or performed or kept under this lease, Landlord may, but shall not be obligated to and without waiving or releasing Tenant from any obligation under this lease, use, apply or retain the whole or any part of the Security Deposit (i) to the extent of any sum due to Landlord; or (ii) to make any required payment on Tenant's behalf; or (iii) to compensate Landlord for any loss, damage, attorneys' fees, or expense sustained by Landlord due to Tenant's default. In such event, Tenant shall, within 5 days of written demand by Landlord, remit to Landlord sufficient funds to restore the Security Deposit to its original sum; Tenant's failure to do so shall be a material breach of this lease. Landlord shall not be required to keep the Security Deposit separate from its general funds, and Tenant shall not be entitled to interest on such deposit. Should Tenant comply with all of the terms, covenants, and conditions of this lease and at the end of the term of this lease leave the Premises in the condition required by this lease, then the Security Deposit, less any sums owing to Landlord, shall be returned to Tenant (or, at Landlord's option, to the last assignee of Tenant's interests hereunder) within 30 days after the termination of this lease and vacancy of the Premises by the Tenant.

3. Utility Charges; Maintenance

- a. Tenant shall pay when due all charges for electricity, natural gas, water, garbage collection, janitorial service, sewer, and all other utilities of any kind furnished to the Premises during the lease term. If charges are not separately metered or stated, Landlord shall apportion the utility charges on an equitable basis, based on the percentage of square footage occupied by Tenant of the entire square footage of space in the building or, at Landlord's option in Landlord's sole discretion, based on Landlord's estimation of Tenant's use of the utilities. Landlord shall have no liability resulting from any interruption of utility services caused by fire or other casualty, strike, riot, vandalism, the making of necessary repairs or improvements, or any other cause beyond Landlord's reasonable control. Tenant shall control the temperature in the Premises to prevent freezing of any sprinkler system.
- b. Tenant shall keep the Premises neatly maintained and in good order and repair. Tenant's responsibility shall include maintenance, repair, and replacement of the following items within the Premises space, excluding those within the interior or exterior walls: electrical system, plumbing, overhead and personnel doors, and the replacement of all broken or cracked glass with glass of the same quality. Tenant shall refrain from any discharge that will damage the septic tank or sewers serving the Premises. Landlord shall be responsible for all maintenance, repair or replacement not specifically herein made the responsibility of the tenant.
- c. If the Premises have a separate entrance, Tenant shall keep the sidewalks abutting the Premises or the separate entrance free and clear of snow, ice, debris, and obstructions of every kind.
- d. Operating expenses charged to Tenant hereunder shall include all usual and necessary costs of operating and maintaining the Premises, including, but not limited to, the cost of all utilities or services not paid directly by Tenant, property insurance, HVAC, property management, maintenance and repair and replacement of landscaping, parking areas, and all other building repairs, security services, maintenance, and replacements.

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- d. Operating expenses charged to Tenant hereunder shall include all usual and necessary costs of operating and maintaining the Premises, including, but not limited to, the cost of all utilities or services not paid directly by Tenant, property insurance, HVAC, property management, maintenance and repair and replacement of landscaping, parking areas, and all other building repairs, security services, maintenance, and replacements.

4. Taxes and Assessments

- a. In conjunction with monthly rent payments, Tenant shall each month pay a sum representing Tenant's proportionate share of real property taxes and operating expenses as described in 3.d. for the Premises. Such amount shall annually be estimated by Landlord in good faith to reflect actual or anticipated costs. Upon termination of this lease or at periodic intervals during the term hereof, Landlord shall compute its actual costs for such expenses during such period. Any overpayment by Tenant shall be refunded or credited to Tenant, at Tenant's option, and any deficiency shall be paid by Tenant within 15 days after receipt of Landlord's statement. Landlord's records of expenses for taxes and operating expenses may be inspected by Tenant at reasonable times and intervals.
- b. Tenant's proportionate share of real property taxes shall mean that percentage of the total assessment affecting the Premises which is the same as the percentage which the rentable area of the Premises bears to the total rentable area of all buildings covered by the tax statement. Tenant's proportionate share of operating expenses for the Buildings shall be computed by dividing the rentable area of the Premises by the total rentable area of the Buildings. If in Landlord's reasonable judgment either of these methods of allocation results in an inappropriate allocation to Tenant, Landlord shall select some other reasonable method of determining Tenant's proportionate share. For purposes of this paragraph Tenant's proportionate share is determined to be 15.00%.
- c. Real property taxes charged to Tenant hereunder shall include all general ad valorem real property taxes assessed the Premises or payable during the lease term, ~~all assessments, whether paid in whole or in installment payments, on Bancrofted special assessments, and any rent tax, tax on Landlord's interest under this lease,~~ or any tax in lieu of the foregoing, whether or not any such tax is now in effect. Tenant shall not, however, be obligated to pay any tax based upon Landlord's net income. (See Special Provisions)

5. Parking and Storage Areas

- a. Landlord shall control the use of such parking spaces so that there will be no unreasonable interference with the normal traffic flow, and shall permit no parking on any landscaped or unpaved surface. Under no circumstances shall trucks serving the Premises be permitted to block streets.
- b. Tenant shall not store any materials, supplies, or equipment outside in any unapproved or unscreened area. If Tenant erects any visual barriers for storage areas, Landlord shall have the right to approve the design and location. Trash and garbage receptacles shall be kept covered at all times.
- c. Tenant shall have the right to use the parking in common with Landlord and the other tenants at the real property that the premises are located.

6. Liability

- a. Tenant shall not allow any liens to attach to the Premises. Tenant shall indemnify and defend Landlord from any claim, liability, damage, or loss arising out of any activity on the Premises by Tenant, its agents, guests or invitees or resulting from Tenant's failure to comply with any term of this lease.
- b. See Special Provision #5.

7. Casualty Damage

- a. If fire or other casualty causes damage to the Premises in an amount exceeding 50% of the full construction-replacement cost of the Premises. Landlord may elect to terminate this lease as of the date of the damage by notice in writing to Tenant within 30 days after such date. Otherwise, Landlord shall promptly repair the damage and restore the Premises to their former condition as soon as practicable. Base rent shall be abated during the period to the extent the Premises are not reasonably usable for the use permitted by this lease.

- b. Landlord shall be responsible for insuring the Premises, and Tenant shall be responsible for insuring its personal property and trade fixtures located on the Premises. If any activity by Tenant on the Premises causes Landlord's fire insurance rate to increase, Tenant shall pay the amount of such increase promptly following demand from Landlord.
- c. Neither party shall be liable to the other for any loss or damage to the Premises or damage to the Premises or Tenant's personal property thereon caused by any of the risks which could be covered by a standard fire insurance policy with extended coverage and sprinkler leakage endorsements, and there shall be no subrogated claim by one party's insurance carrier against the other party arising out of any such loss.

8. Condemnation

If a condemning authority takes the entire Premises or a portion sufficient to render the remainder unsuitable for Tenant's use, Landlord may elect to terminate this lease effective on the date that title passes to the condemning authority. Otherwise, Landlord shall proceed as soon as practicable to restore the remaining Premises to a condition comparable to that existing at the time of the taking. Base rent shall be abated during the period of restoration to the extent the Premises are not reasonably usable by Tenant, and rent shall be reduced for the remainder of the term in an amount equal to the reduction in rental value of the Premises caused by the taking as determined by Landlord. All condemnation proceeds shall belong to Landlord and Tenant will not be a party to any condemnation proceedings.

9. Assignment and Subletting

Tenant shall not assign its interest under this lease nor mortgage or sublet the Premises without first obtaining Landlord's consent in writing. No consent in one instance shall prevent this provision from applying to each subsequent instance. This provision shall apply to all transfers by operation of a law including, but not limited to, mergers and changes in control of Tenant. No assignment shall relieve Tenant of its obligation to pay rent or perform other obligations required by this lease. If Tenant assigns this lease or sublets the Premises for an amount in excess of the rent called for by this lease, such excess shall be paid to Landlord promptly as it is received by Tenant. Tenant shall pay all of Landlord's attorney fees and expenses incurred in deciding whether to so consent.

10. Default

Any of the following shall constitute a default by Tenant under this lease:

- a. Tenant's failure to pay rent or any other charge under this lease within 10 days after it is due, or failure to comply with any other term or condition within 20 days following written notice from Landlord specifying the noncompliance. If such noncompliance cannot be cured within the 20-day period, this provision shall be satisfied if Tenant commences correction within such period and thereafter proceeds in good faith and with reasonable diligence to effect compliance as soon as possible.
- b. Tenant's insolvency; assignment for the benefit of its creditors; Tenant's voluntary petition in bankruptcy or adjudication as bankrupt, or the appointment of a receiver for Tenant's properties.
- c. Tenant's vacation or abandonment of the Premises for a period in excess of 15 days.

11. Remedies for Default

In case of default as described in paragraph 10 above, Landlord shall have the right to the following remedies which are intended to be cumulative and in addition to any other remedies provided under applicable law.

- a. Retake possession of the Premises by self help or summary proceedings and make reasonable effort to relet the Premises upon any reasonable terms. No such reletting shall be construed as an acceptance

of a surrender of Tenant's leasehold interest. No retaking of the premises shall constitute a trespass.

- b. Recover damages caused by Tenant's default which shall include reasonable attorneys' fees at trial and on any appeal therefrom. Landlord may sue periodically to recover damages as they occur throughout the lease term, and no action for accrued damages shall bar a later action for damages subsequently accruing. Landlord 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 Premises for the remainder of the term, discounted to the time of judgment at the rate of 10% per annum.
- c. Make any payment or perform any obligation required of Tenant so as to cure Tenant's default, in which case Landlord shall be entitled to recover all amounts so expended from Tenant, plus interest at the rate of 15% per annum from the date of the expenditure.

12. Surrender on Termination

- a. On expiration or early termination of this lease, Tenant shall deliver all keys to Landlord, have final utility readings made on separate meters if any on the date of move out, and surrender the Premises clean and free of debris inside and out, with all mechanical, electrical, and plumbing systems in good operating condition, all signing removed and defacement corrected, and all repairs and replacements called for under this lease completed. The Premises shall be delivered in the same condition as at the commencement of the term ordinary wear and tear excepted. Tenant shall remove all of its furnishings and trade fixtures that remain its property and restore all damage resulting from such removal. Failure to remove said property shall be an abandonment of same, and Landlord may dispose of it in any manner without liability.
- b. If Tenant fails to vacate the Premises when required, Landlord may elect either to treat Tenant as a tenant from month to month, subject to all provisions of this lease except that the base rent shall be 125% of the last month's rental amount, or to eject Tenant from the Premises and recover damages caused by wrongful holdover.

13. Interest and Late Charges

Rent not paid within 10 days of when due shall bear interest from the date due until paid at the rate of 15% per annum. Landlord may at its option impose a late charge of Five Cents (\$.05) for each One Dollar (\$1.00) of rent for rent payments made more than 10 days late in addition to interest and other remedies available for default.

14. Environmental Conditions

- a. **"Environmental Condition" Defined.** As used in this Lease, the phrase "Environmental Condition" shall mean: (a) any adverse condition relating to surface water, ground water, drinking water supply, land, surface or subsurface strata or the ambient air, and includes, without limitation, air, land and water pollutants, noise, vibration, light and odors, or (b) any condition which may result in a claim of liability under the Comprehensive Environment Response Compensation and Liability Act, as amended ("CERCLA"), or the Resource Conservation and Recovery Act ("RCRA"), or any claim of violation of the Clean Air Act, the Clean Water Act, the Toxic Substances Control Act ("TSCA"), or any claim of liability or of violation under any federal statute hereafter enacted dealing with the protection of the environment or with the health and safety of employees or members of the general public, or under any rule, regulation, permit or plan under any of the foregoing, or under any law, rule or regulation now or hereafter promulgated by the state in which the Leased Premises are located, or any political subdivision thereof, relating to such matters (collectively "Environmental Laws").
- b. **Compliance By Tenant.** Tenant shall, at all times during the Lease term, comply with all Environmental Laws applicable to the Leased Premises and shall not, in the use and occupancy of the Leased Premises, cause or contribute to, or permit any party claiming by, through or under Tenant, to cause or contribute to any Environmental Condition. Without limiting the generality of the foregoing,

Tenant shall not, without the prior written consent of Landlord, receive, keep, maintain or use on or about the Leased Premises any substance as to which a filing with a local emergency planning committee, the State Emergency Response Commission or the fire department having jurisdiction over the Leased Premises is required pursuant to §311 and/or §312 of the CERCLA, as amended by the Superfund Amendment and Reauthorization Act of 1986 ("SARA") (which latter Act includes the Emergency Planning and Community Right-To-Know Act of 1986); in the event Tenant make a filing pursuant to SARA, Tenant shall simultaneously deliver copies thereof to Landlord.

- c. **Environmental Indemnity.** Tenant will protect, indemnify and save harmless Landlord and its beneficiary or beneficiaries, and all of their respective agents, directors, officers and employees, from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) of whatever kind of nature, contingent or otherwise, known or unknown, incurred or imposed, resulting from any Environmental Condition which is caused or contributed to by the use or occupancy of the Leased Premises by Tenant by reason of any occurrence described in this Section 14, Tenant will, at Tenant's expense, by counsel approved by Landlord, resist and defend such action, suit or proceeding, or cause the same to be resisted and defended. The obligations of Tenant under this Section 14 shall survive the expiration or earlier termination of this Lease.
- d. **Testing and Remedial Work.** Landlord may conduct tests in or about the Leased Premises for the purpose of determining the presence of any Environmental Condition. If such tests indicate the presence of an Environmental Condition caused or contributed to by the use of occupancy of the Leased Premises by Tenant or any party claiming by, through or under Tenant, Tenant shall, in addition to its other obligations hereunder, reimburse Landlord for the cost of conducting such tests. Without limiting Tenant's liability under Section 16 hereof, in the event of any such Environmental Condition, Tenant shall promptly and at its sole cost and expense, take any and all steps necessary to remedy the same, complying with all provisions of applicable law ~~and with Section 9.2(b) hereof~~, or shall, at Landlord's election, reimburse Landlord for the cost to Landlord of remedying the same. The reimbursement shall be paid by Tenant to Landlord in advance of Landlord's performing such work based upon Landlord's reasonable estimate of the cost thereof, and upon completion of such work by Landlord, Tenant shall pay to Landlord any shortfall promptly after Landlord bills Tenant therefore, or Landlord shall promptly refund to Tenant any excess deposit, as the case may be.
- Jim*
MOR

15. Security

Tenant shall be solely responsible for providing security for the premises. Landlord shall have no liability whatsoever for security.

16. Attorney Fees

In the event of any litigation arising out of this lease, the prevailing party shall be entitled to recover from the other party, in addition to all other relief provided by law or judgement, its reasonable costs and attorneys' fees incurred both at and in preparation for trial and any appeal or review, such amount to be as determined by the court(s) before which the matter is heard. Disputes between the parties which are to be litigated shall be tried before a judge without a jury.

17. Authorization

Each party represents that the person signing on its behalf has been authorized by that party to do so and that person's signature is binding on behalf of that party.

18. General Provisions

- a. Waiver by either party of strict performance of any provision of this lease shall not be a waiver of nor prejudice the party's right otherwise to require performance of the same provision or any other provision.
- b. Subject to the limitations on transfer of Tenant's interest, this lease shall bind and inure to the

SPECIAL PROVISIONS

1. **Oregon Tort claims Act.** Any covenant herein by Tenant to defend, indemnify or hold harmless the Landlord shall be subject to the provisions of the Oregon Tort Claims Act, ORS 30.260-30.300, and within the limits in ORS 30.275.
2. **Termination.** It is understood and agreed that Tenant may cancel this agreement, effective on any June 30 during the term hereof, beginning June 30, 2000, by giving Landlord not less than three months written notice of such cancellation if the program funding to maintain the program to be operated in the premises under this agreement is not provided by the Multnomah County Board of Commissioners. The provisions of this cancellation clause will not be used for the purpose of leasing alternative space where the program would be provided at the same level as in the premises. In the event of any such cancellation, Tenant shall pay the Landlord the unamortized costs of all tenant improvements provided by Landlord under this Lease. Such amortization shall be based on the cost of such improvements amortized over the term of this Lease at an interest rate of nine percent (9%) per annum.
3. **Tax Exemption Savings.** Notwithstanding anything to the contrary contained in Paragraph 4 of this Lease, under the provisions of ORS 307.112, certain real property tax savings resulting from exemption of the property leased herein may accrue to the building. The tax savings resulting from the exemption under such statute shall accrue to the benefit of the Tenant by a reduction in the rent equal to the annual savings caused by the exemption. The amount of the rental offset shall be determined annually in November by multiplying the exempt value by the correct tax rate; this rental offset shall be divided by the number of lease months remaining from November through the next following month of June and applying the reduction to the rent payments due in each of the said lease months. Should Tenant fail to obtain said real property tax exemption, Tenant shall pay it pro rata share of real property taxes in accordance with Paragraph 4 of this Lease.
4. **Year 2000 Compliance.** Landlord covenants that the premises and all date sensitive embedded microprocessor, computer systems, and other devices related to the operation of the premises are year 2000 compliant and will continue to work properly on and after January 1, 2000.
5. **Insurance.** Tenant is self-insured for liability and will provide a letter to Landlord stating that fact and that Multnomah County will provide coverage as ordered by statute, to the Landlord, Watumull Properties Corp., a Hawaii corporation.
6. **Option.** Tenant may extend the term of this Lease for two (2) consecutive periods of one (1) year (the "Extended Term"), upon the same terms and conditions as contained herein, except as to the amount of rent, upon the following conditions: (i) Tenant shall deliver to Landlord written irrevocable notice of the intent to extend the term no later than one hundred twenty (120) days prior to the expiration of the Term or First Extended Term, as applicable; (ii) Tenant shall have been, throughout the Term or First Extended Term, as applicable, and shall be at the time of extension, in full compliance with all of the terms and conditions of this Lease; (iii) Tenant shall be personally in occupancy of the Premises upon expiration of the Term or First Extended Term, as applicable; and (iv) this Lease shall be in full force and effect at the time of the exercise of the option. If Tenant fails to exercise the options to extend in strict compliance with the time, manner and conditions set forth in this paragraph, the option shall have no further force and effect. Tenant shall not have any option to further extend the time of this Lease except as expressly provided herein. The monthly base rent for the Extended Term shall be the then prevailing market rate as agreed to by Landlord and Tenant, but in no event shall said monthly base rent be lower than that for the preceding term.

benefit of the parties, their respective heirs, successors, and assigns.

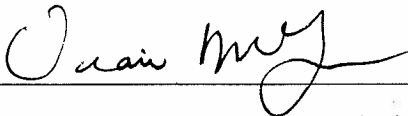
- c. Except in case of emergency or with Tenant's permission, Landlord shall have the right to enter upon the Premises to determine Tenant's compliance with this lease, to make necessary repairs to the Building or the Premises, upon reasonable notice to Tenant, or to show the Premises to any prospective tenant or purchasers. During the last two months of their term, Landlord may place and maintain upon the Premises notices for leasing or sale of the Premises.
- d. If this lease commences or terminates at a time other than the beginning or end of one of the specified rental periods, then the rent (including Tenant's share of real property taxes, if any, shall be prorated as of such date, and in the event of termination for reasons other than default all prepaid rent shall be refunded to Tenant or paid on its account.
- e. Tenant shall within 10 days following Landlord's written requires deliver to Landlord a written statement specifying the dates to which the rent and other charges have been paid, whether the lease is unmodified and in full force and effect and any other matters that may reasonably be requested by Landlord.
- f. Notices between the parties relating to this lease shall be in writing, effective when delivered, or if mailed, effective on the seventh day following mailing, postage prepaid to the address for the party stated in this lease or to such other address as either party may specify by notice to the other. Rent shall be payable to Landlord at the same address and in the same manner.

In witness whereof, the duly authorized representatives of the parties have executed this lease as of the day and year first written above.

LANDLORD:
Watumull Properties

TENANT:
Multnomah County, a Political Subdivision of the
State of Oregon

By: _____

By: 

Title: _____

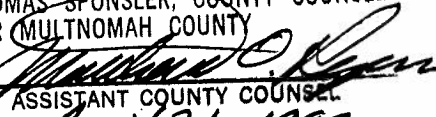
Title: Diane M. Linn, Vice-Chair

Date: _____

Date: April 29, 1999

Address for Notices to Landlord:
Norris & Stevens
520 S.W. Sixth Avenue, Suite 400
Portland, OR 97204

Address for Notices to Tenant:
Multnomah County Property Management
2505 S.E. 11th Ave.
Portland, Oregon 97202

REVIEWED:
THOMAS SPONSER, COUNTY COUNSEL
FOR MULTNOMAH COUNTY
BY 
ASSISTANT COUNTY COUNSEL
DATE April 21, 1999

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-7 DATE 4/29/99
DEB BOGSTAD
BOARD CLERK