

SECOND AMENDMENT TO LEASE #R-39

BETWEEN: Multnomah County, Oregon
Facilities and Property Management
401 N. Dixon Street
Portland, OR 97227

LANDLORD

AND: Friends of the Multnomah County Library
205 NE Russell
Portland, OR 97212

TENANT

The parties agree to further amend the Lease as follows:

A. Amended Terms and Conditions:

- 1. Section 1.1 "Original Term"** is amended by deletion of the existing provision and the substitution of the following:

1.1 Term. The term of this lease shall commence on February 1, 2007 and continue through June 30, 2014, unless sooner terminated as hereinafter provided.

- 2. Section 1.3 "Renewal Option"** is added and provides as follows:

1.3 Renewal Option. If the lease is not in default at the end of the Term set forth in Subsection 1.1, Tenant shall have the option under this Subsection 1.3 to renew the lease for successive mutually agreed upon renewal terms.

1.3.1. The renewal terms shall commence on the day following expiration of the preceding term.

1.3.2. Tenant's request for a renewal term may be exercised by written notice to Landlord giving not less than one hundred twenty (120) days prior to the last day of the expiring term. If such notice is not provided by Tenant, Landlord may lease Premises to another tenant at the expiration of the remaining term.

1.3.3. If the Parties do not come to mutually acceptable terms and conditions that are reduced to a written amendment to this lease after the 120 day Tenant notice and before the end of the expiring term, this lease shall terminate.

1.3.4. The terms and conditions of the Lease for each renewal term shall be identical with the original term except for rent. Rent for a renewal term shall be as mutually agreed upon between Landlord and Tenant.

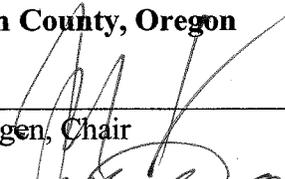
B. Remainder of Agreement

Except as expressly provided herein, all other terms and conditions of the Lease, as amended to date, shall remain in full force and effect.

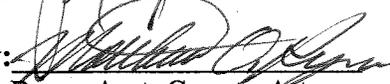
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates set opposite their signature below, but this Agreement on behalf of such party is deemed to have been dated as of the date first above written.

LANDLORD:
Multnomah County, Oregon

Date: 3/3/11

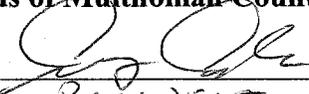
By: 
Jeff Cogen, Chair

Date: 3/3/2011

Revised By: 
Matthew O. Ryan, Asst. County Attorney

TENANT:
Friends of Multnomah County Library

Date: 2-9-11

Name: 
Title: PRESIDENT

Craig Cedros