



THIRD AMENDMENT TO LEASE 022380 (MC #R-04B)

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

LANDLORD

AND: STATE OF OREGON
Acting by and through its Department of Human Services
Office of Facilities, E-90
500 Summer Street NE
Salem, OR 97301-1115

TENANT

By a Lease commencing December 1, 2002, as amended by Lease Amendment dated January 17, 2008, and July 2, 2009, Tenant leased from Landlord certain space, containing approximately 2,389 rentable square feet, in the facility known as Gateway Children's Center, also known as the Children's Receiving Center, located at 10317 East Burnside, Portland, Multnomah County, Oregon.

With this Third Lease Amendment the parties agreed to amend the Lease as follows:

A. Amended Terms and Conditions:

1. Paragraph 1 titled "Premises" is amended by deletion of the existing provision and the substitution of the following:

Premises. A total of approximately 2,202 rentable square feet as shown on the attached Exhibits "AA p.1" and "AA p.2", which by this reference is made a part hereof in the Services Building located at the Gateway Children's Center, also known as the Children's Receiving Center, located at 10317 East Burnside Street, Portland, Multnomah County, Oregon 97216.

2. Paragraph 3 titled "Rent" is amended by deletion of the existing last sentence and substitution of the following:

The monthly Base Rent for this Full Service Lease shall be \$3,739.73 per month effective upon full execution of this Third Amendment to Lease 022380 (MC #R-04B). Beginning July 1, 2010 and each July thereafter during the term of the Lease, the Base Rent shall be adjusted by a percentage equal to the percentage change in the Consumer Price Index published by the United States Bureau of Labor Statistics of the United States Department of Labor. Comparisons shall be made using the index entitled Consumer Price Index - All Urban Consumers - Portland-Salem, OR-WA (1982-84=100) or the nearest comparable data on changes in the cost of living if such index is no longer published. The change

shall be determined by comparison of the most recent figures available on July 1, 2009 and that available on July 1 of each succeeding year. In no event, however, shall Base Rent be reduced below that payable during the first year of the extension period".

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 Lease Amendment on the respective dates set opposite their signature below, but this Lease Amendment on behalf of such party is deemed to have been dated as of the date first above written.

Date: _____

For Landlord:
Multnomah County, Oregon

By: _____
Jeff Cogen, Chair

Date: 6/9/2010

Reviewed
By: _____
Matthew O. Ryan, Asst. County Attorney

Date: 5-10-10

For Tenant:
State of Oregon, acting by and through its
Department of Human Services

By: _____
Title: ADMINISTRATOR
DHS OFFICE OF FACILITIES

Date: _____

Approval:
State of Oregon, acting by and through its
Department of Administrative Services

By: _____
Title: _____

Tenant Information

① Non-County
Oregon Dept.
General Use
1305

② B44B-Base
Vacant
General Use
1424

③ CRC Admin
General Use
188 Sq. ft.

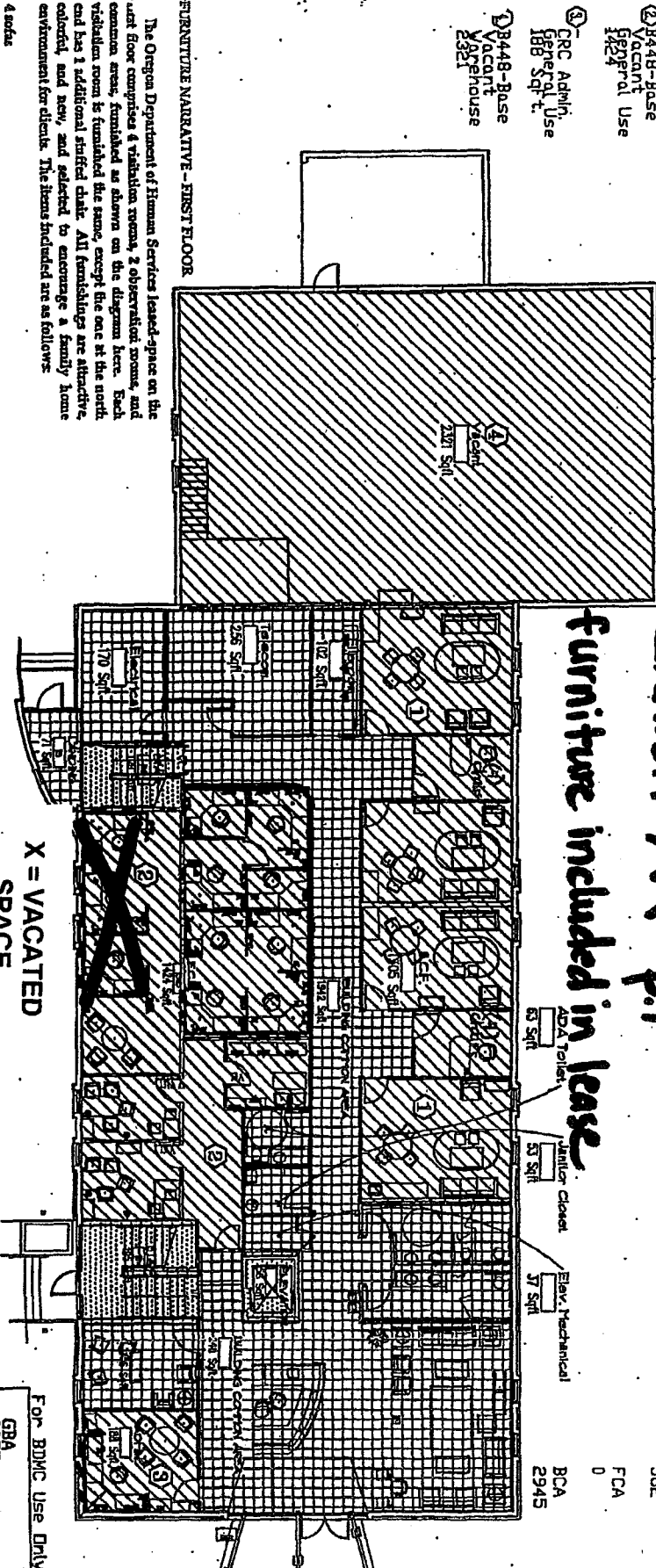
④ B44B-Base
Vacant
VAC/PHOUSE
2321

Children's Receiving Center #448
10317 E. Burnside Street
Portland, Oregon 97216

Floor Information

GMA 8545
MVP 362
FCA 0
BCA 2945

Exhibit AA p.1 furniture included in lease



FURNITURE NARRATIVE - FIRST FLOOR

The Oregon Department of Human Services leased space on the first floor comprises 6 examination rooms, 2 observation rooms, and common areas, furnished as shown on the diagram here. Each examination room is furnished the same, except the one at the north end has 1 additional stiffer chair. All furnishings are attractive, colored, and new, and selected to encourage a family home environment for clients. The items included are as follows:

- 4 sofas
- 5 stiffer chairs
- 4 round tables
- 24 regular-size chairs to go with tables
- 4 child-size rectangular tables
- 9 child-size chairs to go with child-size tables
- 6 four-wheel bookcases
- 4 wire-rugs (approximately 6' X 8')
- 4 quilted wall hangings

Please note furnishings in common areas as shown.

First Floor

Measured by Michael Knaigh
Date: 08 August 2002

For BMC Use Only
GBA 8857
TCS 0
QIX variance allowance 0
Control #331

EXHIBIT C

RECEIVED

MAY 11 2010

FACILITIES DIVISION
DEPT OF ADMINISTRATIVE SVCS



DEPARTMENT OF ADMINISTRATIVE SERVICES
FACILITIES DIVISION
1225 FERRY STREET SE
SALEM, OREGON 97310-1561