

CANCELLATION OF LEASE A G R E E M E N T

This CANCELLATION of LEASE is made this 30th day of September, 2005, (the "Agreement") by and between Dexco, Inc., c/o William S. Wright and Associates Inc, ("Landlord"), and Multnomah County, Oregon ("Tenant").

R E C I T A L S


A. Whereas Landlord and Tenant are parties to that certain lease dated October 25, 1995, covering 8,661 square feet of Office space located at 727 NE 24th Avenue in Portland, Oregon (the "Premises").

B. Landlord and Tenant desire to cancel the Lease and to release each other from all further responsibilities, obligations, liabilities and claims respecting or arising out of the Lease, subject to the terms and conditions outlined below.

NOW THEREFORE, Landlord and Tenant covenant and agree as follows:

1. The Lease is canceled effective October 15, 2005, the "Cancellation Date."
2. From and after the Cancellation Date, Tenant shall have no further right or interest in and to the Lease or the Premises, or any fixtures or improvements located in the Premises.
3. Landlord and Tenant each release and discharge the other of and from any and all claims, demands, and causes of action, arising out of or respecting the Lease of the Premises that accrue from and after the Cancellation Date.
4. This Agreement shall be binding upon and shall insure to the benefit of the parties hereto, and their respective heirs, successors and assigns.
5. Consideration under this Cancellation Agreement is as follows: Tenant will pay Landlord full October rent as due. Tenant hereby surrenders to Landlord the last month's rent deposit of \$9,115.00 currently held by Landlord. Tenant will provide Dexco, Inc. with a one-time payment of \$21,180.00 no later than November 1, 2005.

By signing below, Landlord and Tenant have agreed to the matters set forth in this CANCELLATION of LEASE as to the date set forth above.

| Approved & Accepted | |
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| <small>Tenant:</small> Multnomah County, Oregon <small>By:</small> <u>Diane M. Linn</u> <small>Its:</small> <u>Chair</u> <small>Date:</small> | <small>Landlord:</small> Dexco, Inc. <small>By:</small>  <small>Its:</small> <u>Landlord</u> <small>Date:</small> 10-3-05 |