

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 05-020

Approving a First Amendment to a Real Property Sublease to the Housing Authority of Portland at the Blanchard Educational Service Center Located at 401 North Dixon Street, Portland, Oregon

The Multnomah County Board of Commissioners Finds:

- a. The Housing Authority of Portland currently subleases approximately 3,549 square feet of space in the Blanchard Center and adjacent parking lot facilities from Multnomah County located at 401 North Dixon Street, Portland, Oregon, (Property).
- b. The Housing Authority of Portland has experienced severe reductions in Federal funding, reducing its financial resources and its real estate needs.
- c. The Housing Authority of Portland has invested approximately \$147,000 in tenant improvements to the Blanchard Center and parking lot facilities, all of which will be retained by the County at the Property.
- d. Multnomah County and the Housing Authority of Portland desire to amend the Sublease by changing the termination date for the occupancy of the Blanchard Center space effective October 31, 2004, and the termination date for the adjacent parking lot facilities effective January 31, 2005.
- e. It is in the best interests of the County to amend the Sublease for the Property on the terms and conditions set forth in the attached Amendment.

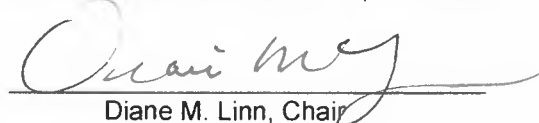
The Multnomah County Board of Commissioners Resolves:

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

ADOPTED this 20th day of January, 2005.

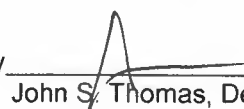


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Deputy County Attorney

FIRST AMENDMENT TO SUBLEASE

BETWEEN: MULTNOMAH COUNTY, OREGON

LANDLORD

**Facilities and Property Management
401 N. Dixon Street
Portland, OR 97227**

AND: Housing Authority of Portland

TENANT

**135 SW Ash Street
Portland, OR 97204**

By a Sublease dated August 4, 2003 and commencing August 18, 2003, Tenant subleased from Landlord certain space at the facility known as the "Blanchard Education Service Center" located at 401 North Dixon Street and the adjacent parking lot in the 1700 Block of North Flint Street,, "Flint Street Parking Lot" Portland, Oregon,. The parties agree to amend the Sublease as follows:

A. Amended Terms and Conditions:

1. Effective November 1, 2004 the "Premises" description, recited immediately preceding Section 1 of the Sublease dated August 4, 2003, is deleted and replaced with the following:

"A portion of the Flint Street Lot including the wood-framed Storage Building, the Shed, and 11 parking spaces, all as shown on Exhibit B."

2. Section 1: Occupancy, Sub-section 1.1 Term

The parties agree that the sublease shall terminate on terminate January 31, 2005.

3. **Section 1: Occupancy, Sub-section 1.2 Renewal Option** shall be deleted in its entirety.

4. **Section 2: Rent and Moving Costs**, Effective November 1, 2004, Section 2 of the original sublease shall not apply and shall be replaced with the following:

"Effective November 1, 2004, Tenant shall pay to Landlord as rent the sum of \$674.89 per month."

5. Section 3: Permitted Use

The first sentence of Section 3.1 is deleted and replaced with the following:

"The premises shall be used for parking purposes."

6. Exhibits. Exhibits A and C of the original lease are deleted.

B. Remainder of Agreement:

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

C. Effective Date:

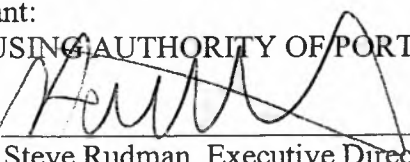
The effective date of this amendment is November 1, 2004.

Landlord:
MULTNOMAH COUNTY, OREGON

By: 
Diane M. Linn, Chair

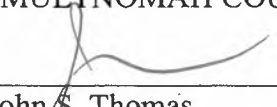
Date: 1.20.05

Tenant:
HOUSING AUTHORITY OF PORTLAND

By: 
Steve Rudman, Executive Director

Date: 1-05-05

Reviewed
AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY

By: 
John S. Thomas
Deputy County Attorney

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-7 DATE 01.20.05
DEBORAH L. BOGSTAD, BOARD CLERK