

Facilities and Property Management
MULTNOMAH COUNTY OREGON

C-2
6-3-2010

401 N Dixon Street
Portland, Oregon 97227
(503) 988-4128

MEMORANDUM

May 17, 2010

TO: Jeff Cogen
County Chair

VIA: Matt Ryan *MOR*
Assistant County Attorney

FROM: Carla Bangert *CARLA*
Senior Property Management Specialist
Facilities & Property Management

RE: Lease #R-04F - Second Amendment to Lease
Location: Gateway Children's Center

The State of Oregon Department of Human Services has leased and occupied space in the Gateway Children's Center Multi-Disciplinary Building since 2003. They currently lease 8,398sf and wish to expand that by 187sf to approximately 8,585sf.

The attached Second Amendment to Lease expands tenant's current space by the 187sf and adjusts monthly rent from \$11,505.26 to \$11,761.45 to reflect the increase in space occupied.

Resolution 04-024 authorizes the Chair to execute instruments required to complete or extend the lease, including any subsequent renewals or amendments.

It is respectfully requested that all three (3) signed documents be executed on behalf of Multnomah County and returned to Carla Bangert as soon as possible (Carla Bangert, B274/FPM) for further processing.

Thank you.

RECEIVED
MAY 17 2010

COUNTY COUNSEL FOR
MULTNOMAH COUNTY, OR



SECOND AMENDMENT TO LEASE 052517 (MC #R-04F)

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 July 1, 2005, as amended by Lease Amendment dated June 16, 2009, Tenant leased from Landlord certain space, containing approximately 8,398 rentable square feet, in the MDT Building located at the Gateway Children's Center, also known as the Children's Receiving Center, located at 10225 East Burnside, Portland, Multnomah County, Oregon.

With this Second 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 8,585 rentable square feet as shown on the attached Exhibit "A" and Exhibit "D", which by this reference is made a part hereof in the MDT Building located at the Gateway Children's Center, also known as the Children's Receiving Center, located at 10225 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 \$11,761.45 per month effective upon full execution of this Second Amendment to Lease 052517 (MC #R-04F). 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

DAS LEASE CONTROL NUMBER 102517

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 Cohen, Chair

Date: 5/18/2010

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

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

Date: _____

By: _____
Title: _____

Occupant Information
Non-County
State DHS

Gateway Children's Center Multi-Disciplinary Team Building - 439
10225 E Burnside Street
Portland, Oregon 97216

EXHIBIT A

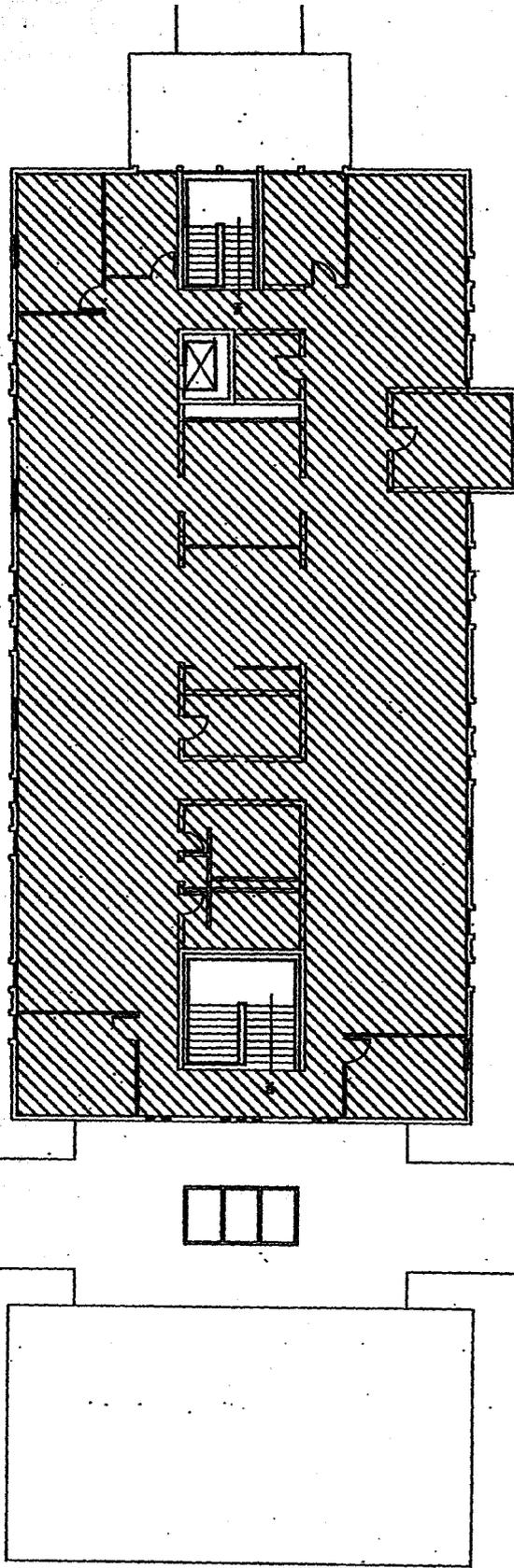


EXHIBIT A

December 2003
Bob Lilly

Second Floor

Measured by: Brett Taute
Date: 04 December 2003



RECEIVED

MAY 11 2010

FACILITIES DIVISION
DEPT OF ADMINISTRATIVE SVCS



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