

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. 2018-094**

Approving Sale and Leaseback of the Multnomah County Courthouse, 1021 SW 4th Avenue, Portland, Oregon to, NBP Capital, LLC.

**The Multnomah County Board of Commissioners Finds:**

- a. The Multnomah County Courthouse, 1021 SW 4th Avenue, Portland, Oregon ("Property") served as the downtown courthouse since the early 1900s. In 2016, construction commenced on a new downtown courthouse. Court operations at the Property will transfer to the new courthouse once it is complete.
- b. During the period between sale of the Property and transfer of operations to the new courthouse, court operations will continue at the Property pursuant to the Lease set forth in Exhibit 2 to this Resolution.
- c. In light of the foregoing, the Director of the Multnomah County Facilities and Property Management Division ("Director") has determined that there is no current or anticipated County use for the Property, other than continued court operations until transfer of those operations to the new courthouse. Accordingly, through Resolution 2018-032 (April 19, 2018), the Board declared the Property surplus and directed county staff to prepare and market the Property for disposition and solicit public comment through a 60 day public comment period.
- d. Staff has complied with the Board's directives and, in consultation with its marketing consultant on this matter, CBRE, recommends sale and leaseback of the Property on the terms and conditions set forth in the Purchase and Sale Agreement ("Agreement") attached hereto as Exhibit 1 and the Real Property Lease ("Lease") attached hereto as Exhibit 2.
- e. It is in the best interests of the County to act on Staff's recommendation.

**The Multnomah County Board of Commissioners Resolves:**

1. It is in the best interests of the County to sell the Property to NBP Capital, LLC, on the terms and conditions set forth in the Agreement and to lease the Property back from NBP Capital, LLC, on the terms and conditions set forth in the Lease.
2. The Chair is authorized to execute all documents necessary to complete the sale and lease of the Property on terms substantially consistent with the Agreement and the Lease; and is further authorized to direct Staff to satisfy all conditions of the Agreement and Lease needed to ensure a timely closing of the sale and due performance of the Lease.

**ADOPTED this 20th day of September, 2018.**




BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Deborah Kafoury*

Deborah Kafoury, Chair

REVIEWED:  
JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Jed Tomkins, Senior Assistant County Attorney

**SUBMITTED BY:** Bob Leek, Interim Director, Department of County Assets

## Exhibit 1

**PURCHASE AND SALE AGREEMENT****Multnomah County Courthouse****Reference Date (for reference purposes only) September 14, 2018**

THIS PURCHASE AND SALE AGREEMENT, MULTNOMAH COUNTY COURTHOUSE ("Agreement"), is made and entered into as of the last date of signature indicated below (the "Effective Date") by and between MULTNOMAH COUNTY, an Oregon political subdivision ("Seller"), and NBP Capital, LLC, a Delaware limited liability company registered to transact business in Oregon ("Buyer"), (each a "Party" and collectively the "Parties") who, intending to be legally bound, DO HEREBY AGREE AS FOLLOWS:

1. Purchase and Sale.

1.1. Generally. In accordance with this Agreement, Buyer agrees to purchase and acquire from Seller, and Seller agrees to sell and convey to Buyer that certain real property located at 1021 SW 4<sup>th</sup> Ave., Portland, Oregon, legally described in Exhibit A and developed with the Multnomah County Courthouse ("Building") as substantially shown in the Floor Plans set forth in Exhibits B-1 through B-12 consisting of 292,717 net rentable square feet together with all improvements, fixtures as agreed to by the Parties prior to the expiration of the Due Diligence Period in accordance with Section 8.2 of this Agreement, easements, and all other appurtenances thereon and thereto, and together with, if applicable, the Personal Property as set forth in Section 8 of this Agreement ("Property").

1.1.1. If no legal description is attached to this Agreement, the legal description provided in the Title Report, as such description may be revised by the Parties pursuant to the title review procedures set forth in Section 3.3, shall serve as the legal description for the Property.

1.2. Purchase Price. The purchase price for the Property shall be Twenty-Eight Million Dollars (\$28,000,000.00) ("Purchase Price").

1.3. Escrow. The purchase and sale of the Property shall be accomplished through an escrow opened jointly by the Parties within two (2) business days after the Effective Date ("Escrow") at Chicago Title Company of Oregon, National Commercial Services, 1211 SW Fifth Avenue, Suite 2130, Portland, Oregon 97204 (ATTN.: Patricia Parsons) ("Escrow Agent" or "Title Company"). At the time of opening of Escrow, the Parties shall deliver into Escrow a fully-executed copy of this Agreement. Buyer and Seller hereby authorize their respective advisors to execute and deliver into Escrow any additional or supplemental instructions as may be necessary or convenient to implement the terms of this Agreement and to close this transaction. In the event of any conflict between such additional or supplemental instructions and the terms of this Agreement, the terms of this Agreement shall control.

1.4. Payment of Purchase Price.

1.4.1. Earnest Money Deposit. Within three (3) business days after the Effective Date, Buyer shall deposit One Million Dollars (\$1,000,000.00) into Escrow as earnest money towards the purchase of the Property ("Initial Earnest Money"). As of the Effective Date, One Hundred Thousand Dollars (\$100,000.00) of the Initial Earnest Money shall become immediately nonrefundable whether or not deposited as of that date. The remainder of the Initial Earnest Money, Nine Hundred Thousand Dollars (\$900,000.00), shall become nonrefundable upon waiver or satisfaction of all Conditions Precedent pursuant to Section 2 of this Agreement ("Waiver or Satisfaction"), and, upon such Waiver or Satisfaction, Escrow Agent shall immediately release to Seller the entirety of the Initial Earnest Money,

together with any interest earned thereon. Within three (3) business days after Waiver or Satisfaction, Buyer shall deposit into Escrow an additional One Million Dollars (\$1,000,000.00) as additional earnest money towards the purchase of the Property ("Additional Earnest Money"). As of the date of Waiver or Satisfaction, the entirety of the Additional Earnest Money shall become immediately nonrefundable whether or not deposited as of that date.

1.4.1.1. Buyer shall deposit the Initial Earnest Money and the Additional Earnest Money into Escrow in the form of cash, wire transfer of funds, certified check, or cashier's check. Escrow Agent shall deposit the Initial Earnest Money in an interest-bearing account and any interest earned on the Initial Earnest Money shall be part of the Initial Earnest Money. The Initial Earnest Money and the Additional Earnest Money shall be credited to the Purchase Price at Closing.

1.4.2. Balance of Purchase Price. On or before the Closing Date, Buyer shall deposit into Escrow the balance of the Purchase Price in the form of cash, wire transfer of funds, certified check, or cashier's check.

1.5. Section 1031 Like-Kind Exchange. Each Party acknowledges that either Party (as applicable, the "Exchanging Party") may elect to engage in and affect a like-kind exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, involving the Property (or any legal lot thereof) (a "1031 Exchange"). The non-exchanging party with respect to a 1031 Exchange is referred to herein as the "Cooperating Party." Buyer and Seller each hereby agrees to reasonably cooperate with the other in completing each such 1031 Exchange; provided, however, that such cooperation shall be at the Exchanging Party's sole expense and shall not delay the Closing for the Property. Accordingly, the Exchanging Party may assign the Exchanging Party's rights with respect to the Property (or any legal lot thereof) to a person or entity for the purpose of consummating a 1031 Exchange ("Intermediary"), provided that such assignment does not delay the Closing for the Property (or applicable legal lot thereof), or otherwise reduce or diminish the Exchanging Party's liabilities or obligations hereunder. Such assignment by the Exchanging Party shall not release the Exchanging Party from the obligations of the Exchanging Party under this Agreement. The Cooperating Party shall not suffer any costs, expenses or liabilities for cooperating with the Exchanging Party and shall not be required to take title to the exchange property. The Exchanging Party agrees to indemnify, defend and hold the Cooperating Party harmless from any liability, damages and costs arising out of the 1031 Exchange.

1.6. Acceptance. If Seller does not fully execute this Agreement within five (5) business days after notice from Buyer that Buyer has fully-executed this Agreement, with such notice containing a true and accurate copy of this Agreement fully-executed by Buyer, then this Agreement shall be deemed automatically terminated.

## 2. Conditions Precedent to Purchase.

2.1. Buyer's obligation to purchase the Property is conditioned on the following ("Condition Precedent"):

2.1.1. Within thirty (30) days after the Effective Date (the "Due Diligence Period"), Buyer's approval of the results of Buyer's Due Diligence pursuant to Section 3 of this Agreement.

2.2. Buyer's Notice of Waiver or Satisfaction. If Buyer has not given written notice to Seller of waiver or satisfaction of the Condition Precedent prior to the expiration of the Due Diligence Period, this Agreement shall be deemed automatically terminated. Neither Seller nor Buyer shall act or fail to act for the purpose of permitting or causing the Condition Precedent to fail or otherwise not be satisfied, except to the extent that Buyer, in the exercise of its discretion subject to its obligation of good faith, exercises its right, in its sole discretion, to disapprove the Condition Precedent or any item or matter of concern therein.

2.3. Failure of Condition Precedent. In the event the Condition Precedent is not timely waived or satisfied, for a reason other than the default of Buyer or Seller under this Agreement, Escrow Agent is hereby instructed to

promptly take the following actions, with each of the following instructions and actions surviving any termination of this Agreement prior to Closing:

- 2.3.1. Subject to Section 2.3.4 of this Agreement, refund to Buyer Nine Hundred Thousand Dollars (\$900,000.00) of Initial Earnest Money;
  - 2.3.2. Subject to Section 16 of this Agreement, release to Seller One Hundred Thousand Dollars (\$100,000.00) of Initial Earnest Money;
  - 2.3.3. Return to Seller and Buyer all documents and all other funds delivered or deposited into Escrow by each Party, respectively, that are held by Escrow Agent as of the date of termination of this Agreement; and
  - 2.3.4. Collect from Buyer, or deduct from any funds held in Escrow and refundable to Buyer, any and all Escrow cancellation charges. Buyer shall indemnify, defend, and hold harmless Seller from all liens, damages, judgments, liabilities, costs, and expenses (including reasonable attorneys' fees and experts' fees) arising from or relating to any claims or demands of Escrow Agent in connection with or arising out of the collection of any such cancellation charges. This agreement to indemnify, hold harmless, and defend Seller shall survive any termination of this Agreement.
3. Due Diligence. Buyer shall have the right to conduct, in Buyer's sole discretion and at Buyer's sole cost and expense, any and all due diligence reasonably related to Buyer's intended use of the Property or otherwise reasonably related to the purchase of the Property during the Due Diligence Period ("Due Diligence"). Due Diligence may include review of: zoning, land use approvals, architectural and engineering plans, drawings, specifications, permits, surveys, leases, operating expenses, vendor contracts, preliminary title report, environmental review, engineering studies, and any other inspections, tests, surveys or other reviews reasonably within the scope of Due Diligence.
- 3.1. Property Inspection. During Due Diligence, Buyer may, at its sole cost and expense and risk, enter the Property for the purpose of conducting any and all inspections reasonably related to Buyer's intended use of the Property or otherwise reasonably related to the purchase of the Property. In each instance of entry, prior to entering the Property, Buyer shall provide Seller with reasonable advance notice of the instance of entry and shall obtain Seller's approval of the intended date and time of such entry. Prior to the close of each instance of entry under this paragraph, Buyer shall restore the Property to substantially the condition the Property was in prior to such entry. Buyer shall indemnify, defend, and hold harmless Seller and its officers, directors, agents and employees ("Seller's Parties") from and against any and all liens, claims, actions, damages, judgments, liabilities, costs, and expenses (including reasonable attorneys' fees and experts' fees) (collectively, "Claims") that may be asserted against Seller, Seller's Parties or the Property as a result of Buyer's entry on and inspection of the Property. In addition to the indemnities provided above, Buyer agrees to indemnify, defend and hold harmless Seller, its officers, directors, agents and employees from and against any and all liens, claims, actions, damages, judgments, liabilities, costs, and expenses (including reasonable attorneys' fees and experts' fees) caused by, arising out of, relating to, or in connection with Buyer's use, storage, discharge, transportation or disposal of any "hazardous substance" or "hazardous material" as defined at ORS 466.605 (7) (2011) on the Property. For purposes of this paragraph, damages, costs, liabilities and expenses shall include any amounts claimed to be owed by any regulating and administering agency. The agreements in this paragraph to indemnify, defend, and hold harmless Seller, as well as Buyer's obligation in this paragraph to restore the Property, shall survive Closing or any termination of this Agreement. Notwithstanding the foregoing, Buyer's indemnity and defense obligations in this Section 3.1 shall not extend to protect Seller and Seller's Parties from any Claims to the extent, on a comparative fault basis, such Claim is attributable to the gross negligence or willful misconduct of Seller or Seller's Parties. For purposes of this Section 3.1, the term "gross negligence" means negligence that is materially greater than the mere absence of reasonable care under the circumstances and is characterized by conscious indifference to or reckless



disregard of the rights of others. For purposes of this Section 3.1, the terms "gross negligence" and "willful misconduct" shall not include: (a) any omission by Seller with respect to maintenance or repair of the Property; or (b) any obligation on Seller's part to take any extra or special care or precaution, nor shall it alter any reasonableness standard applicable to Seller or in any way otherwise subject Seller to any heightened duty of care, in each case, due to Seller's knowledge of any aspect of any inspection by Buyer, including but not limited to the presence on the Property of Buyer or its employees, agents, or contractors, or of conditions on or of the Property.

- 3.2. Document Review. To facilitate Due Diligence, within five (5) business days after the Effective Date, to the extent Seller has not already delivered the same to Buyer, Seller shall deliver to Buyer true and complete copies of all studies, reports, surveys, inspections, analyses and other documentation in Seller's possession relating to the ownership, use, operation, condition, development, and entitlements of the Property; as well as a list of any Personal Property proposed by Seller for acquisition by Buyer, if any.
- 3.3. Title Review. To facilitate Due Diligence, within three (3) business days after the Effective Date, Seller shall order a Preliminary Title Report, with a copy thereof to be furnished to Buyer, from the Escrow Agent showing its willingness to issue an ALTA standard form owner's policy of title insurance on the Property in the amount of the Purchase Price, together with copies of all exceptions listed therein ("Title Report"). Buyer will have ten (10) business days after receipt of the Title Report within which to notify Seller in writing of any disapproval of the legal description of the Property shown in the Title Report or any of the exceptions shown in the Title Report. The following shall be deemed permitted exceptions ("Permitted Exceptions"): Zoning ordinances; building restrictions; restrictions relating to or arising out of any designation of the Property, or any part thereof, as a Historic Landmark or other historic resource by the City of Portland, Oregon; restrictions relating to or arising out of any listing of the Property, or any part thereof, on the National Register of Historic Places, United States National Historical Preservation Act of 1966 (as amended); existing deed restrictions; taxes, fees or assessments not yet due and payable for the current tax year; reservations in federal patents and state deeds; any exceptions specifically identified in the Title Report of which Buyer does not disapprove in writing; and any exceptions specifically identified in the Title Report of which Buyer does object in writing, but Seller is unable or unwilling to cure and eliminate, and Buyer nevertheless elects to proceed with the purchase and sale of the Property subject to such disapproved exceptions. Without the need for objection by Buyer, Seller shall, with respect to liens and encumbrances that can be satisfied and released by the payment of money, eliminate such exceptions to title on or before Closing. Seller will have ten (10) business days after receipt of Buyer's disapproval of the legal description of the Property, if any, or any of the exceptions to title, within which to notify Buyer in writing of Seller's response. If Seller responds that it is unwilling or unable to cure and eliminate any disapproved exception or matter, Buyer may elect to terminate this Agreement by delivering written notice to Seller within ten (10) business days after receipt of Seller's response. If Buyer fails to give Seller notice of Buyer's election to terminate this Agreement as set forth herein, then such inaction shall be deemed to be Buyer's election to purchase the Property subject to the disapproved legal description of the Property or the exceptions which Seller is not willing or able to cure and eliminate. If Buyer terminates this Agreement pursuant to this paragraph, the Parties shall have no further obligations to or claims against each other under this Agreement, except for those rights, obligations, instructions, actions and claims that survive the termination of this Agreement prior to Closing.
4. Default: Remedies. Notwithstanding anything to the contrary contained in this Agreement, in the event Buyer fails to deposit the Initial or Additional Earnest Money in Escrow strictly as and when contemplated under Section 1.4.1 of this Agreement, Seller shall have the right at any time thereafter, but prior to Buyer's deposit of the Initial or Additional Earnest Money to Escrow, to terminate this Agreement and all further rights and obligations of the Parties hereunder, except for those rights, obligations, instructions, actions and claims that survive the termination of this Agreement prior to Closing, by giving written notice thereof to Buyer. If the conditions, if any, to Buyer's

obligation to consummate this transaction are satisfied or waived by Buyer and Buyer fails, through no fault of Seller, to Close on the purchase of the Property, Seller's sole remedy shall be to retain the Initial and Additional Earnest Money. In the event Seller fails, through no fault of Buyer, to Close the sale of the Property, Buyer shall be entitled to pursue any remedies available at law or in equity, including without limitation, the return of the Initial and Additional Earnest Money to Buyer or the remedy of specific performance. In no event shall either Party be entitled to punitive or consequential damages, if any, resulting from the other Party's failure to Close the sale of the Property.

## 5. Closing.

5.1. Process. The purchase and sale of the Property shall be consummated in Escrow ("Closing") on a date to which the Parties mutually agree that is within thirty (30) days after Waiver or Satisfaction ("Closing Date"). The purchase and sale of the Property shall be deemed closed when the document(s) conveying title to the Property is/are delivered and recorded and the Purchase Price is disbursed to Seller ("Closed").

### 5.2. Closing Obligations. At Closing:

5.2.1. Buyer and Seller shall deposit with the Escrow Agent all documents and funds required to Close the transaction in accordance with the terms of this Agreement.

5.2.2. Seller shall deliver a certification in a form provided by the Escrow Agent confirming whether Seller is or is not a "foreign person" as such term is defined by applicable law and regulations.

5.2.3. Seller shall convey fee simple title to the Property to Buyer by Statutory Bargain and Sale Deed, conveying the Property to Buyer, free and clear of all liens and encumbrances except the Permitted Exceptions.

5.2.4. Seller shall cause the Title Company to deliver to Buyer an ALTA standard form owner's policy of title insurance ("Title Policy") in the amount of the Purchase Price insuring fee simple title to the Property in Buyer subject only to the Permitted Exceptions. Seller shall reasonably cooperate in the issuance to Buyer of an ALTA extended form owner's policy of title insurance. Buyer shall pay any additional expense resulting from the ALTA extended coverage and any endorsements required by Buyer.

5.2.5. It shall be a condition precedent of Seller's, but not Buyer's, obligation to consummate Closing that, within three (3) business days after opening of Escrow, Seller and Buyer shall have: (a) entered into a lease of the Property substantially in the form attached as Exhibit C to this Agreement, together with such modifications thereto as are mutually acceptable to Seller and Buyer ("Lease"); and (b) delivered into Escrow a true and accurate copy of such fully-executed Lease. This condition precedent shall be for the sole benefit of Seller and may be waived, or the deadline for satisfaction of this condition precedent extended, only by Seller.

5.3. Closing Costs; Prorations. Seller shall pay the premium for the Title Policy, provided, however, if Buyer elects to obtain an ALTA extended form owner's policy of title insurance and/or any endorsements, Buyer shall pay the difference in the premium relating to such election. Seller and Buyer shall each pay one-half (1/2) of the Escrow fees charged by the Escrow Holder. Any excise tax and/or transfer tax shall be paid in accordance with the local custom determined by the Title Company and applicable law. Real property taxes for the tax year of the Closing, assessments (if a Permitted Exception), personal property taxes, interest on assumed obligations, and utilities shall be prorated as of the Closing Date. Buyer shall be responsible for payment of all taxes, interest, and penalties, if any, upon removal of the Property from any special assessment or program.

- 5.4. Possession. Seller shall deliver exclusive possession of the Property to Buyer at Closing, subject to Seller's rights to possession of the Property under the Lease.
6. Seller's Representations. Seller represents and warrants to Buyer as follows ("Seller's Representations"):
- 6.1. There is no lease of or at the Property in effect as of the Closing Date other than the Lease between Buyer and Seller referenced in this Agreement, and to Seller's knowledge, there are no parties in possession of any portion of the Property as tenants at sufferance or trespassers.
  - 6.2. Seller knows of no written notice of any liens or assessments to be levied against the Property.
  - 6.3. Seller knows of no written notice from any governmental agency of any violation of any statute, law, ordinance, or of any deed restriction, rule, or regulation with respect to the Property.
  - 6.4. Seller is not a "foreign person" as that term is defined in IRC § 1445. At Closing, Seller will execute and deliver to Purchaser a certification of non-foreign status on a form required by the IRS.
  - 6.5. Seller conveys the Property in the condition, known or unknown, existing at the time of Closing, "AS IS," "WHERE IS," AND "WITH ALL FAULTS." Other than as set forth herein, Seller and Seller's agents have made no representations, warranties, or other agreements concerning matters relating to the Property. Seller and Seller's agents have made no agreement or promise to alter, repair, or improve the Property.
  - 6.6. Seller has full and complete authority to enter into this Agreement and convey the Property in accordance with the terms hereof.
  - 6.7. To Seller's knowledge, there is no condemnation, environmental, zoning, or similar proceeding existing or planned which could detrimentally affect the use, development, operation, or value of the Property that is undisclosed to Purchaser.
  - 6.8. Seller has no knowledge of any actual or threatened claims under any insurance policy covering the Property or of any other actual or threatened third party claim against the Property.
  - 6.9. Seller shall maintain the Property prior to Closing consistent with Seller's current operating practices, and shall have done nothing to damage the reputation or suitability of the Property. Seller shall cause any existing or future leasehold interest in the Property and any service contracts or other agreements affecting the Property to terminate and vacate prior to Closing.
  - 6.10. Seller has or will deliver to Buyer full and complete copies of the documents required to be delivered pursuant to Section 3.2.
  - 6.11. Neither the execution and delivery of this Agreement nor the consummation of the transactions provided for in this Agreement violate any agreement to which Seller is a party or by which Seller is bound, or any law, order, or decree or any provision of any Seller's governing documents.
  - 6.12. Seller agrees to notify Purchaser promptly if Seller receives actual notice, prior to Closing, of any event or condition that would result in making any previously disclosed material information relating to the Property substantially misleading or incorrect. Upon receipt of such notice, Purchaser, in its absolute discretion, may terminate this Agreement by written notice to Seller, in which event Seller shall retain the Earnest Money and, upon such termination, the Parties shall have no further obligations to or claims against each other under this Agreement, except for those rights, obligations, instructions, actions and claims that survive the termination of this Agreement prior to Closing.

- 6.13. Seller's Representations are materially true and correct as of the Effective Date and shall be continue to be materially true and correct thereafter and through the Closing Date, except as necessarily revised by any further disclosure or notification Seller is obligated to make under this Agreement after the Effective Date and on or prior to Closing.
7. AS-IS Purchase and Sale. Except for Seller's Representations, Buyer shall rely on the results of its own inspection, investigation, and other Due Diligence in Buyer's purchase and acquisition of the Property, and not on any statements or representations from the Seller or any person acting on behalf of the Seller, except for Seller's Representations, and, accordingly, Buyer shall acquire the Property in the condition existing at the time of Closing, "AS IS," "WHERE IS," AND "WITH ALL FAULTS."
8. Personal Property.
- 8.1. As part of the purchase and sale of the Property, Seller shall convey the personal property, if any, set forth in a list of such property delivered to Buyer as part of Seller's documents under Section 3.2 of this Agreement ("Personal Property") and accepted for acquisition under this Agreement by Buyer prior to the expiration of the Due Diligence Period. Seller represents that Seller is the owner of the Personal Property and is free and clear to convey such property to Buyer. Seller shall convey the Personal Property, if any, to Buyer by executing and delivering to Buyer at Closing through Escrow a Bill of Sale substantially in the form of Exhibit D attached hereto ("Bill of Sale"). A list of such Personal Property accepted for acquisition by Buyer shall be attached to the Bill of Sale.
- 8.2. Notwithstanding any other provision of this Agreement, the Property does not include any of the following Seller's personal property, whether or not any such items are affixed to the Improvements, to the extent such property is removed, or caused or allowed to be removed, by Seller prior to termination of the Lease: photographs (together with any framing thereof); plaques; works of art; all or any portion of the components comprising Minori Yasui's former jail cell; and any other items to which the Parties mutually agree in writing prior to the expiration of the Due Diligence Period. Any such property described in this Section 8.2, or portion thereof, not so removed shall be deemed part of the Property and not the personal property of Seller under this Agreement nor Tenant under the Lease.
9. Risk of Loss. Unless caused by Buyer, Seller shall bear all risk of loss and damage to the Property until Closing, and Buyer shall bear such risk at and after Closing.
10. Buyer's Representations. Buyer represents and warrants to Seller as follows ("Buyer's Representations"):
- 10.1. Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein.
- 10.2. The person(s) executing this Agreement and the instruments referred to herein on behalf of Buyer have the legal power, right, and actual authority to bind Buyer to the terms and conditions of this Agreement.
- 10.3. This Agreement and all documents required by it to be executed by Buyer are and shall be valid, legally binding obligations of and enforceable against Buyer in accordance with their terms.
- 10.4. This Agreement does not breach or violate any term or provision of any other agreement or contract to which Buyer is a party.
- 10.5. The Federal Government, Executive Order 13224, requires that business persons of the United States not do business with any individual or entity on a list of "Specially Designated nationals and Blocked Persons" - that is, individuals and entities identified as terrorists or other types of criminals. Buyer hereinafter certifies that:

- 10.5.1. It is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by any Executive Order or the United States Treasury Department as a terrorist, specially designated national and/or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or administered by the Office of Foreign Assets Control; and
  - 10.5.2. It has not executed this Agreement, directly or indirectly on behalf of, or instigating or facilitating this Agreement, directly or indirectly on behalf of, any such person, group, entity, or nation.
  - 10.5.3. Buyer hereby agrees to defend, indemnify, and hold harmless Seller from and against any and all claims, damages, losses, risks, liabilities, and expenses (including attorney's fees and costs) arising from or related to any breach of the certification set forth in this Section 10.5. This certification by Buyer and agreement to indemnify, hold harmless, and defend Seller shall survive Closing or any termination of this Agreement
- 10.6. Buyer's Representations are materially true and correct as of the Effective Date and shall be continue to be materially true and correct thereafter and through the Closing Date, except as necessarily revised by any material change therein, which Buyer hereby agrees to promptly communicate to Seller, after the Effective Date and on or prior to Closing.
11. Assignment. Except as provided in this Section 11, Assignment of this Agreement is permitted only upon Seller's written consent and Buyer acknowledges that the question of consent to assignment may be presented to Seller's Board. Buyer may assign this Agreement to a new, single-purpose entity owned and controlled by Buyer without the need for any further consent by Seller or Seller's Board.
  12. Successors. This Agreement shall be binding on the heirs, successors, assigns and personal representatives of the Parties hereto.
  13. Broker Fees.
    - 13.1. Commission Agreement. Buyer represents and warrants to Seller that Buyer has not dealt with any broker, agent, or finder for the Property. Buyer understands and Seller represents and warrants that Seller is represented in this transaction by Graham Taylor and Charles Safley, Brokers with CBRE Portland, 1300 SW Fifth Avenue, Suite 3000, Portland, OR 97201 (the "Selling Broker"), and that Seller will instruct the Escrow Agent to deduct Selling Broker's fee from the Purchase Price at Closing and disburse the same to the Selling Broker in accordance with a separate fee agreement.
    - 13.2. Indemnity. Each Party agrees to indemnify, defend and hold harmless the other Party and its officers, directors, agents and employees from and against any and all liens, claims, actions, damages, judgments, liabilities, costs, and expenses (including reasonable attorneys' fees and experts' fees) caused by, arising out of, relating to, or in connection with any claims or demands of any broker, agent, or finder, other than those identified in this Section 13, with whom the indemnifying Party has dealt for any commission or fee alleged to be due in connection with its participation in the purchase or sale of the Property.
  14. Litigation; Waiver of Jury Trial; Costs and Expenses.
    - 14.1. Each and every claim, demand, action or other form of proceeding of any kind (including but not limited to any appeal, petition for review, or bankruptcy proceeding) instituted in connection with any controversy arising out of this Agreement ("Claim") shall be brought and conducted SOLELY AND EXCLUSIVELY BY BENCH TRIAL within the Circuit Court of Multnomah County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively by bench trial within the United States District Court for the District of Oregon. In no event shall this Section be construed as a waiver by either Party of any form of defense or immunity, whether sovereign immunity,

governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court.

14.2. BY EXECUTION OF THIS AGREEMENT, TO THE MAXIMUM EXTENT PERMITTED BY LAW:

14.2.1. SELLER AND BUYER EACH CONSENT TO THE IN PERSONAM JURISDICTION OF THE COURTS REFERENCED IN THIS SECTION 14; AND

14.2.2. SELLER AND BUYER EACH WAIVE RIGHT TO TRIAL BY JURY.

14.3. Except as otherwise stated in this Agreement, with respect to any Claim, each Party shall bear its own costs and expenses, including but not limited to attorney and expert fees.

15. Confidentiality and Non-Disclosure. Seller and Buyer agree that they shall not disclose the existence, substance, terms or provisions of their continuing discussions concerning the Property, including, but not limited to, the contents of this Agreement (collectively, the "Negotiations"), to any other person or entity without the other Party's prior, written consent, except: (a) as may be required by law; or (b) to those persons or entities acting in a fiduciary capacity (e.g., legal representatives, financial institutions, authorized agents, and management employees), who shall be entitled to the knowledge of the Negotiations for the mutual benefit of Seller and Purchaser. Any such fiduciary who is informed of or otherwise gains knowledge of the Negotiations shall be obligated to comply with its principal's (Seller's or Buyer's, as the case may be) duty of confidentiality under this confidentiality provision of the Agreement. Each Party shall inform its fiduciaries of their obligation to maintain the Negotiations in strict confidence.

15.1. Buyer acknowledges that Seller is a public entity required to conduct its business at public hearing and, accordingly, hereby consents to public disclosure of this Agreement for purposes of Seller's Board's review and consideration of approval of this Agreement.

16. Seller's Board Approval. This Agreement, although accepted and executed by an authorized Seller representative, is not binding on the Seller until and unless the Multnomah County Board of Commissioners ("Board") approves this Agreement, upon such terms and conditions as the Board may impose. The date of such approval by the Multnomah County Board of Commissioners is referred to herein as "Board Approval." In the event the Board vote on the matter of approving this Agreement fails to result in approval of this Agreement, then this Agreement shall terminate and the nonrefundable One Hundred Thousand Dollars (\$100,000.00) of Initial Earnest Money shall, at the time of such failed vote, automatically become refundable and shall be refunded to Buyer along with the remainder of the Initial Earnest Money, the Nine Hundred Thousand Dollars (\$900,000.00).

17. Notices. All notices and communications in connection with this Agreement shall be given in writing and shall be transmitted by certified mail, return receipt requested to the appropriate Party at the address set forth in this Section. Any notice so transmitted shall be deemed effective on the day following the date such notice is placed in the United States mail, postage prepaid. Either Party, by written notice, may designate a different address for purposes of this Agreement. Notices and communications in connection with this Agreement may also be given via email, in which case such notice shall be deemed effective on the date and time shown on the applicable email if sent by 5:00 p.m. Pacific Time, and on the next business day if sent after 5:00 p.m. Pacific Time, provided that notice is simultaneously transmitted by another means allowed by this Section 17, or by personal delivery in which case such notice shall be deemed effective at the date and time of receipt by the non-delivering Party.

17.1. Seller's Address. Multnomah County, Facilities & Property Management, ATTN: Scott Churchill, 501 N. Dixon St., Portland, OR 97227; email: scott.churchill@multco.us

17.2. Buyer's Address. 9 SE Third Avenue, Suite 100, Portland, Oregon 97214, ATTN: Lauren Noecker; email: lauren@nbpcapital.com.

18. Additional Access. After Waiver and Satisfaction and continuing until the Closing Date, Buyer may, at its sole cost and expense and risk, enter the Property in not more than five instances for the purpose of conducting any and all inspections reasonably related to Buyer's intended use of the Property or otherwise reasonably related to the purchase of the Property. In each instance of entry, prior to entering the Property, Buyer shall provide Seller with reasonable advance notice of the instance of entry and shall obtain Seller's approval of the intended date and time of such entry. Prior to the close of each instance of entry under this paragraph, Buyer shall restore the Property to substantially the condition the Property was in prior to such entry. Buyer shall indemnify, defend, and hold harmless Seller and its officers, directors, agents and employees ("Seller's Parties") from and against any and all liens, claims, actions, damages, judgments, liabilities, costs, and expenses (including reasonable attorneys' fees and experts' fees) (collectively, "Claims") that may be asserted against Seller, Seller's Parties or the Property as a result of Buyer's entry on and inspection of the Property. In addition to the indemnities provided above, Buyer agrees to indemnify, defend and hold harmless Seller, its officers, directors, agents and employees from and against any and all liens, claims, actions, damages, judgments, liabilities, costs, and expenses (including reasonable attorneys' fees and experts' fees) caused by, arising out of, relating to, or in connection with Buyer's use, storage, discharge, transportation or disposal of any "hazardous substance" or "hazardous material" as defined at ORS 466.605 (7) (2011) on the Property. For purposes of this paragraph, damages, costs, liabilities and expenses shall include any amounts claimed to be owed by any regulating and administering agency. The agreements in this paragraph to indemnify, defend, and hold harmless Seller, as well as Buyer's obligation in this paragraph to restore the Property, shall survive Closing or any termination of this Agreement. Nothing in this Section shall be deemed to be a part of or in any way relate to Due Diligence or any provision in this Agreement relating to the Condition Precedent.
19. Entire Agreement; Modification. This Agreement sets forth the entire understanding of the Parties with respect to the purchase and sale of the Property. This Agreement supersedes any and all prior negotiations, discussions, agreements, and understandings between the Parties with respect to the subject matter hereof. This Agreement may not be modified or amended except by written agreement executed by both Parties.
20. Governing Law. This Agreement shall be construed, applied, and enforced in accordance with the laws of the State of Oregon, without reference to the choice-of-law provisions of Oregon law. Regarding matters of law concerning the internal corporate affairs of any corporate entity which is a Party to or the subject of this Agreement, and as to those matters, the law of the jurisdiction under which such entity derives its powers shall govern.
21. Captions. The titles to the Sections and Subsections of this Agreement are descriptive only and are not intended to change or influence the meaning of any Section or Subsection or to be part of this Agreement.
22. Nonwaiver. Failure by either Party to enforce strictly or promptly any provision under this Agreement shall not constitute a waiver of the same and such provision may be asserted at any time after said Party becomes entitled to the benefit thereof notwithstanding delay in enforcement.
23. Timing. "Days" shall mean calendar days unless expressly stated as business days, which shall mean any day Monday – Friday. If the deadline under this Agreement for delivery of a notice or performance of any obligation is a Saturday, Sunday, or federal or Oregon State legal holiday, such deadline will be deemed extended to the next following business day.
24. Time of Essence. Time is strictly of the essence of each and every provision of this Agreement.
25. Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of that term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

26. Neutral Construction. This Agreement will be construed with equal weight for the rights of both Parties, the terms and conditions of this Agreement having been determined by fair negotiation with due consideration of the rights and requirements of both Parties, and any ambiguities in any provision of this Agreement shall not be construed for or against either party on the basis that such party did or did not author same.
27. Counterparts; Facsimile Signatures. This Agreement may be executed in a number of counterparts, each of which shall be deemed an original and all of which shall constitute one and the same Agreement. This Agreement may be executed by electronic, digital, or facsimile signature and any such signature shall be considered to have the same binding legal effect as a hand-written or wet-ink signature.
28. Cautionary Notice About Liens. UNDER CERTAIN CIRCUMSTANCES, A PERSON WHO PERFORMS CONSTRUCTION-RELATED ACTIVITIES MAY CLAIM A LIEN UPON REAL PROPERTY AFTER A SALE TO THE PURCHASER FOR A TRANSACTION OR ACTIVITY THAT OCCURRED BEFORE THE SALE. A VALID CLAIM MAY BE ASSERTED AGAINST THE PROPERTY THAT YOU ARE PURCHASING EVEN IF THE CIRCUMSTANCES THAT GIVE RISE TO THAT CLAIM HAPPENED BEFORE YOUR PURCHASE OF THE PROPERTY. THIS INCLUDES, BUT IS NOT LIMITED TO, CIRCUMSTANCES WHERE THE OWNER OF THE PROPERTY CONTRACTED WITH A PERSON OR BUSINESS TO PROVIDE LABOR, MATERIAL, EQUIPMENT OR SERVICES TO THE PROPERTY AND HAS NOT PAID THE PERSONS OR BUSINESS IN FULL.
29. Statutory Disclaimer. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the last date of signature indicated below.

**SELLER:**

**MULTNOMAH COUNTY,  
an Oregon political subdivision**

By: \_\_\_\_\_

Deborah Kafoury, Chair

Date: \_\_\_\_\_

9/14/18

**BUYER:**

**NBP Capital, LLC, a Delaware limited liability  
company,**

**By: Noecker, LLC, a Delaware limited liability  
company, its manager,**

By: \_\_\_\_\_

Lauren Noecker, Manager

Date: \_\_\_\_\_

**REVIEWED:**

**JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON**

By: \_\_\_\_\_

Jed Tomkins, Asst. County Attorney

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the last date of signature indicated below.

**SELLER:**

MULTNOMAH COUNTY,  
an Oregon political subdivision

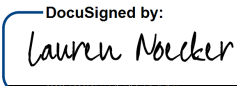
By: \_\_\_\_\_  
Deborah Kafoury, Chair

Date: \_\_\_\_\_

**BUYER:**

NBP Capital, LLC, a Delaware limited liability  
company,

By: Noecker, LLC, a Delaware limited liability  
company, its manager,

By:  \_\_\_\_\_  
Lauren Noecker, Manager  
Date: 9/14/2018 2:54:36 PM PDT

**REVIEWED:**

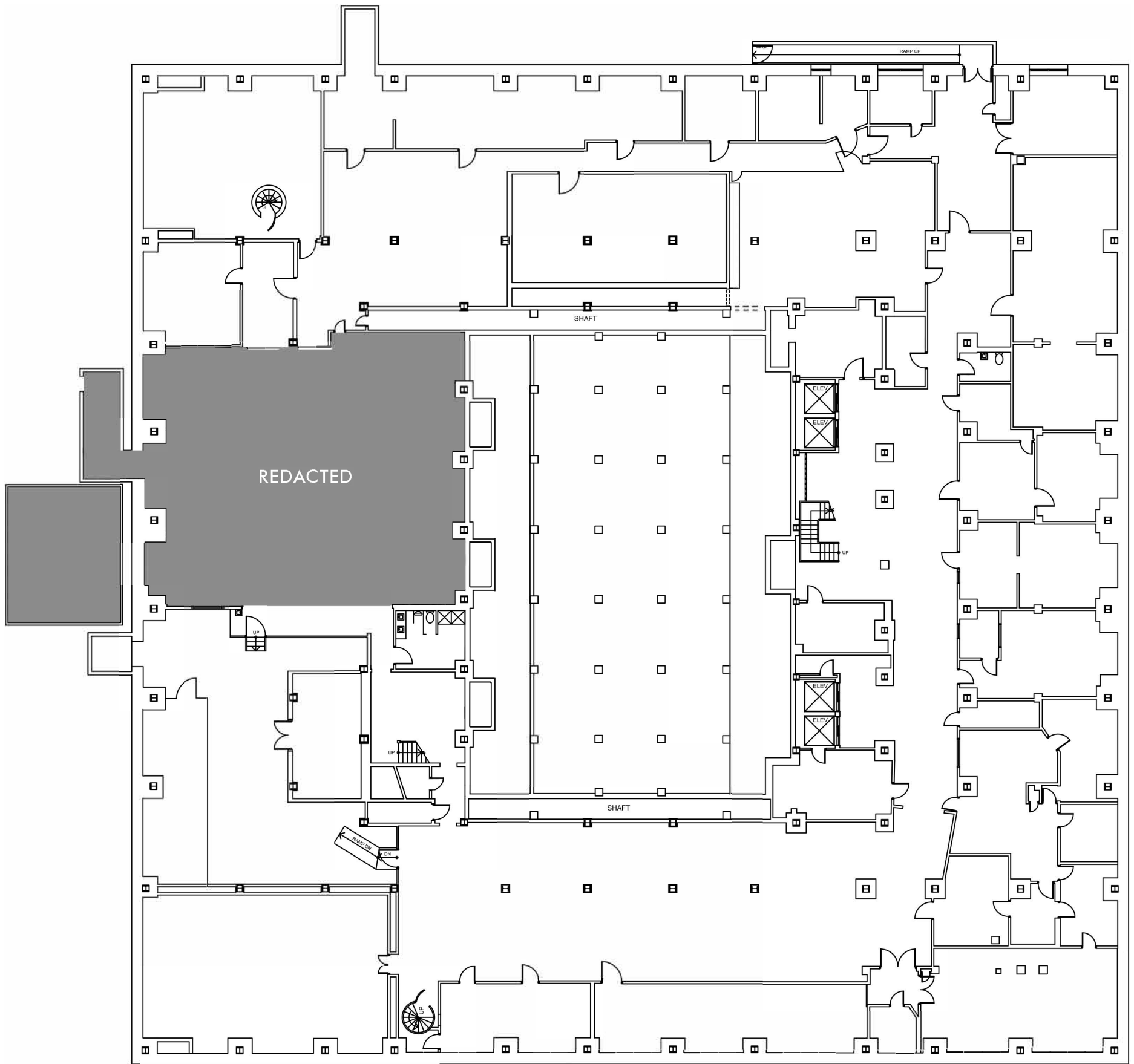
JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By: \_\_\_\_\_  
Jed Tomkins, Asst. County Attorney

EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 58, CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon.

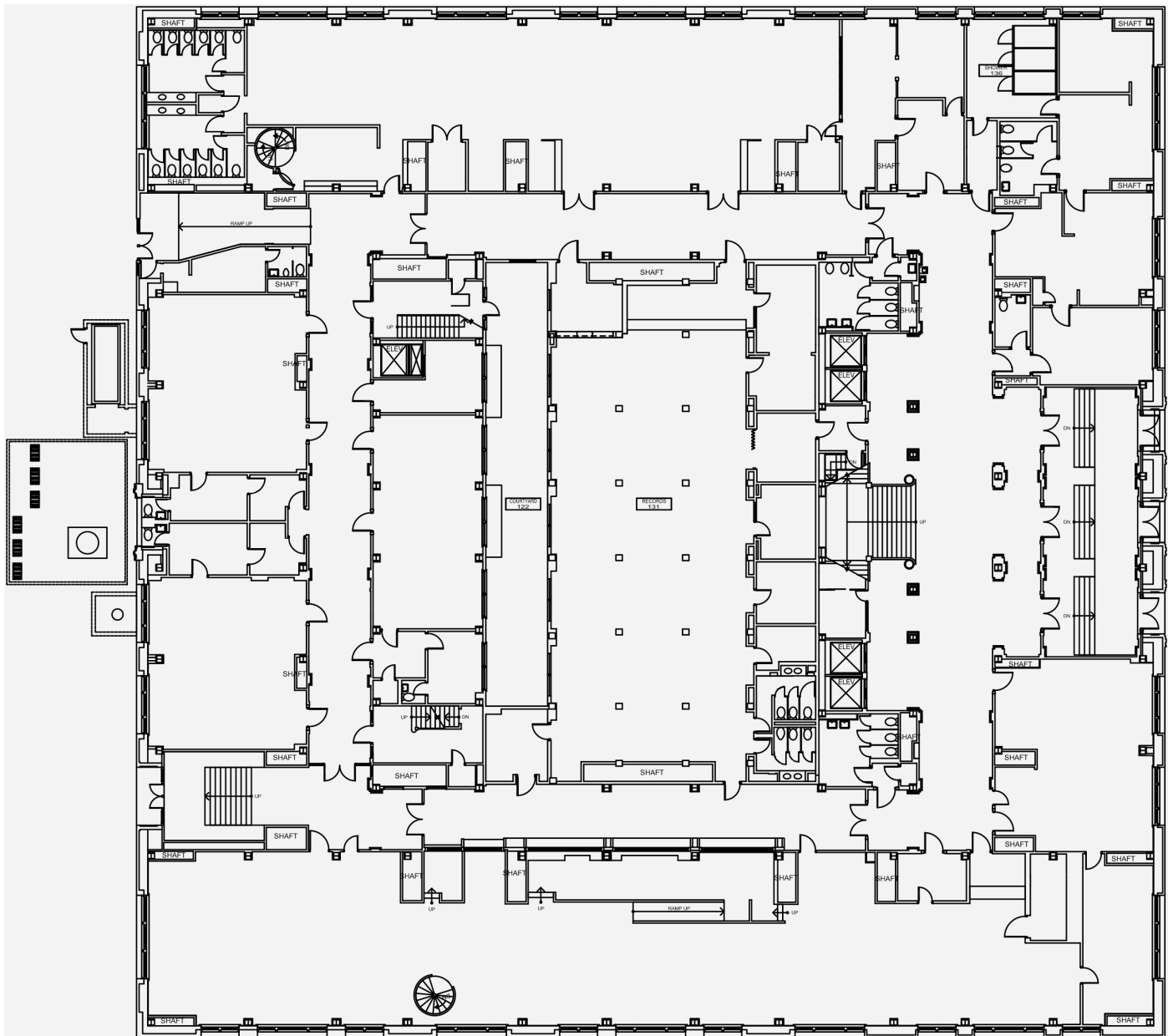
EXHIBIT B  
FLOOR PLANS



101 - Court House  
BASEMENT - BASE

32,819 SF



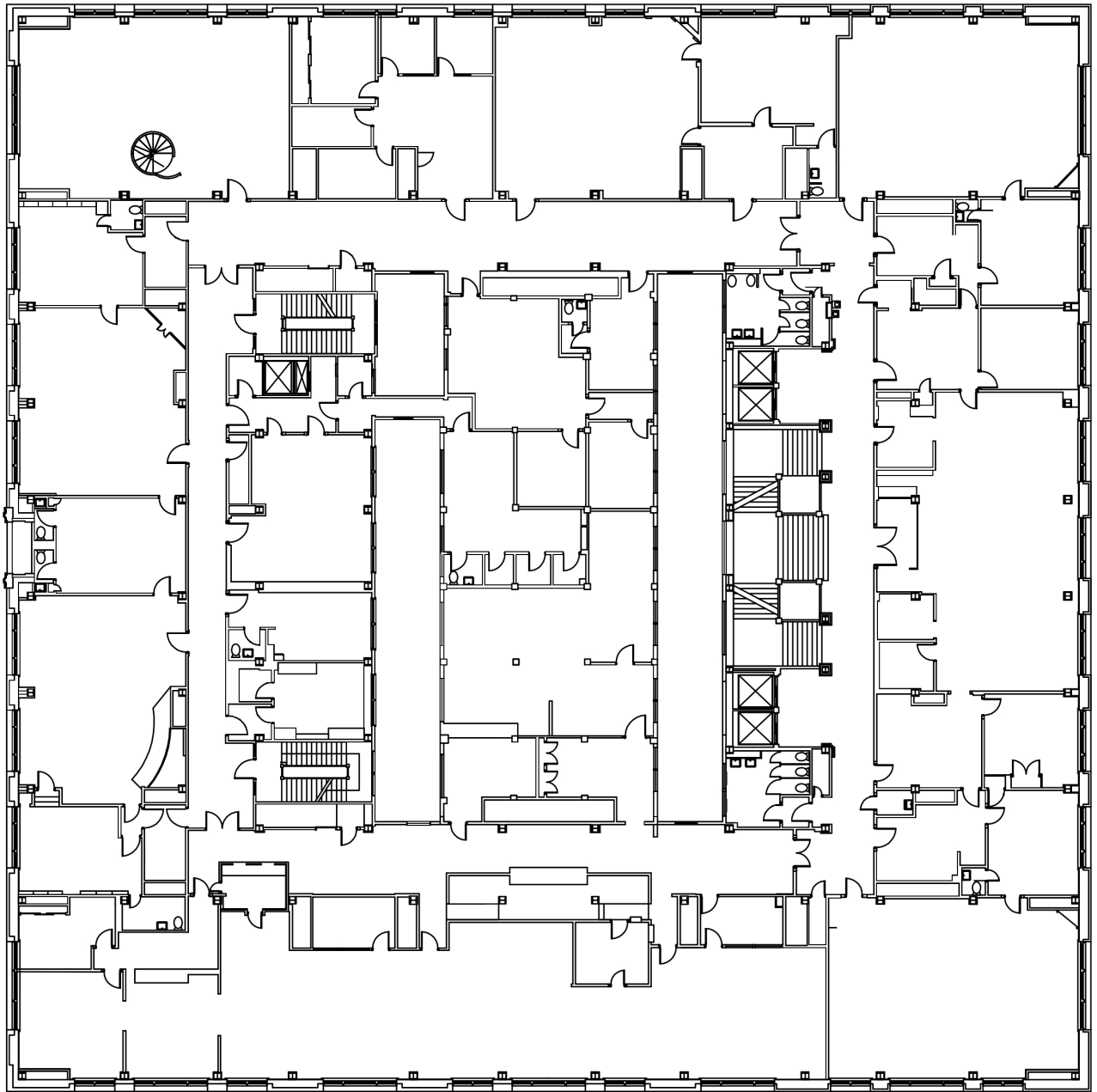


101 - Court House  
FIRST FLOOR - BASE

38,780 SF



**EXHIBIT B-2**



101 - Court House  
SECOND FLOOR - BASE



37,312 SF

**EXHIBIT B-3**



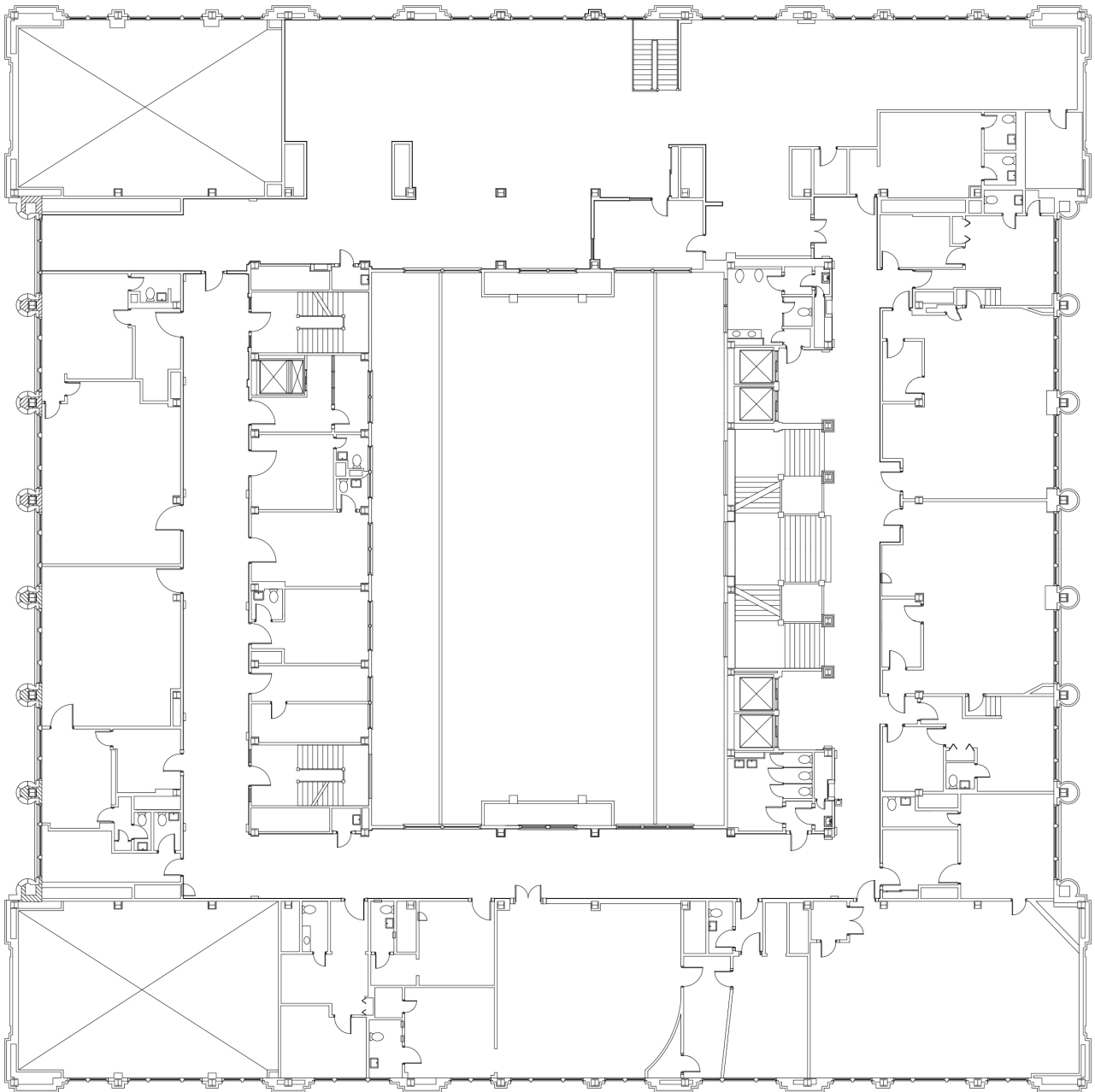
101 - Court House  
THIRD FLOOR - BASE



34,661 SR

**EXHIBIT B-4**

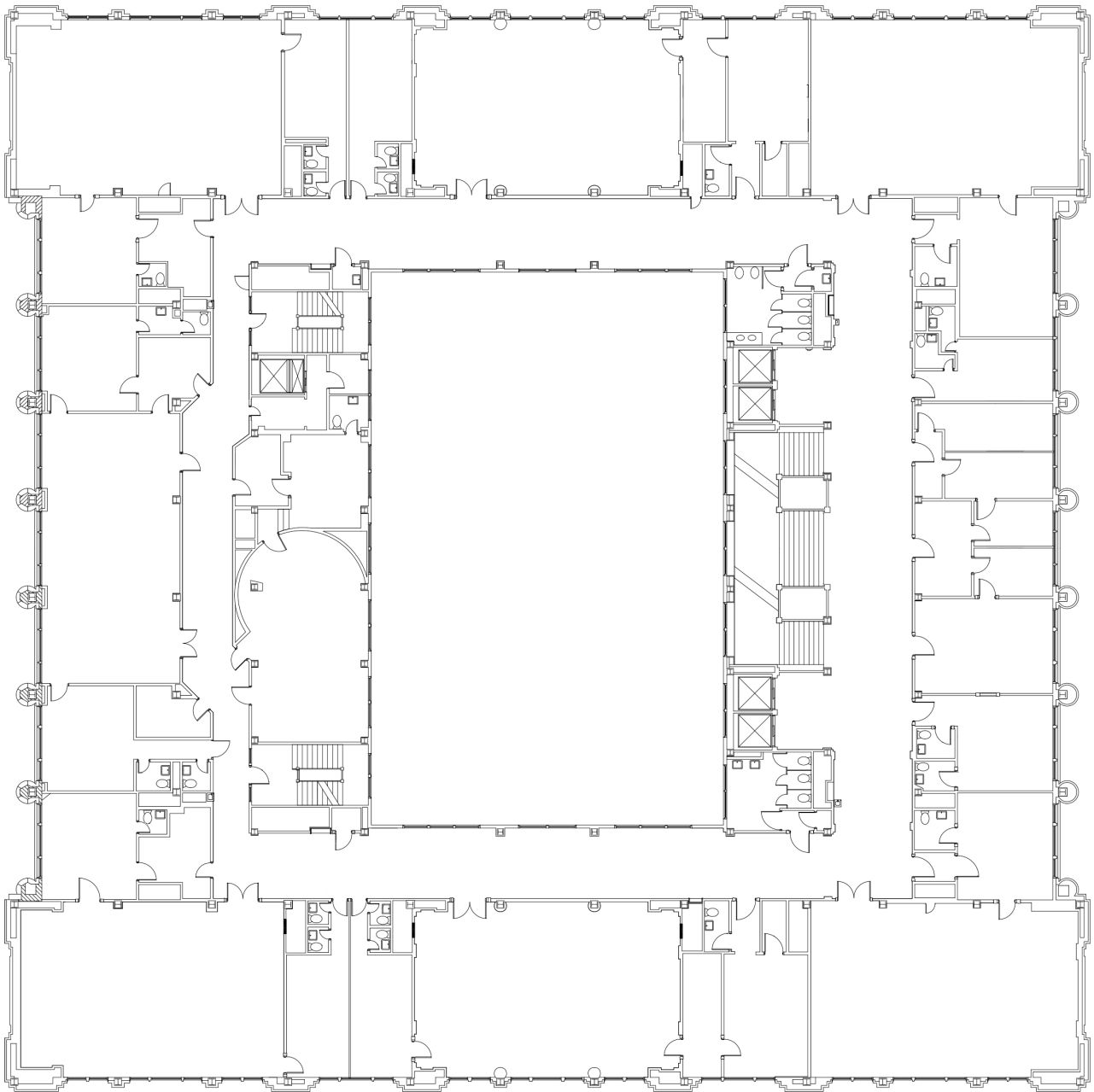




101 - Court House  
FOURTH FLOOR - BASE



30,639 SF

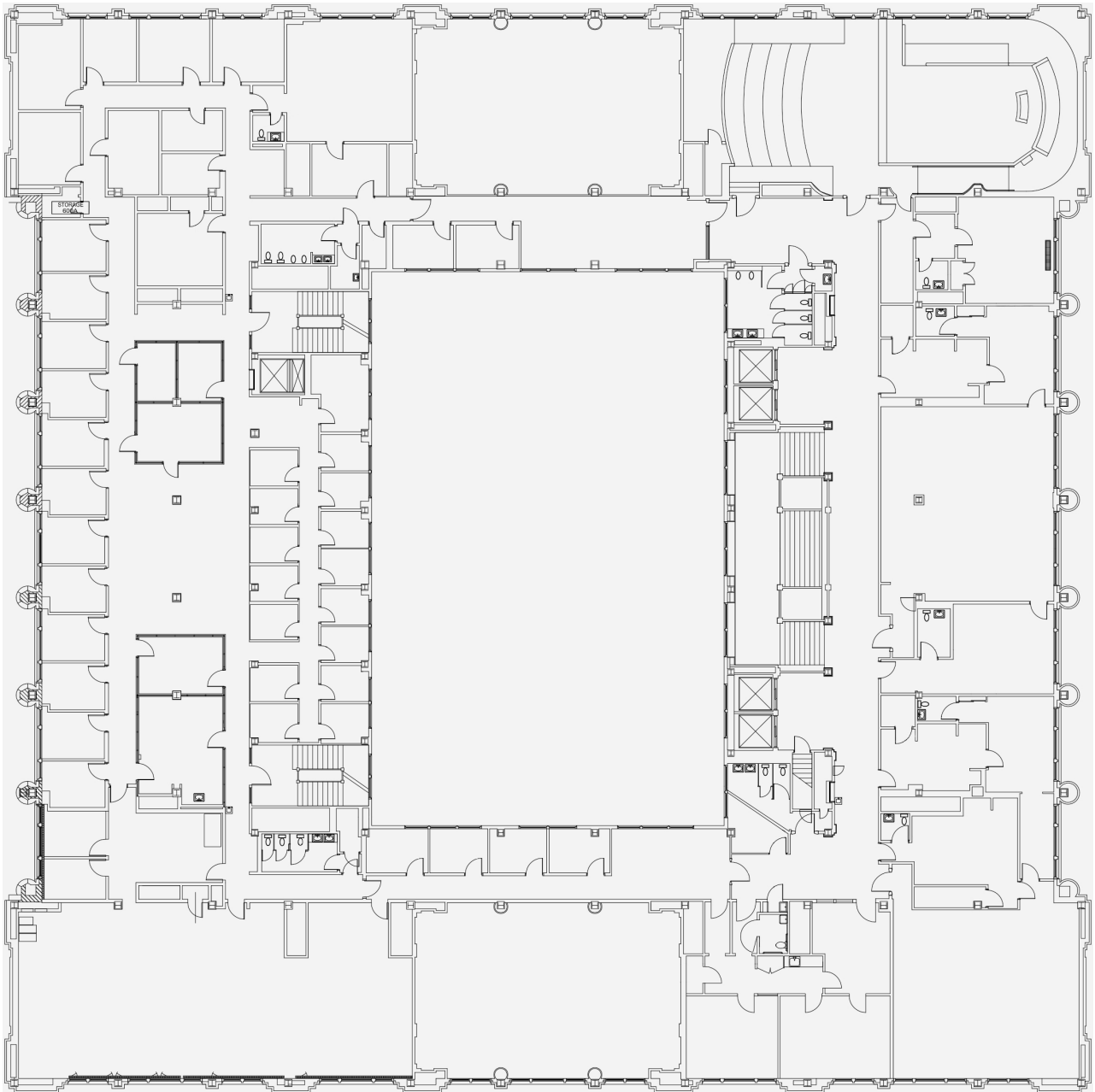


101 - Court House  
FIFTH FLOOR - BASE



30,650 SF

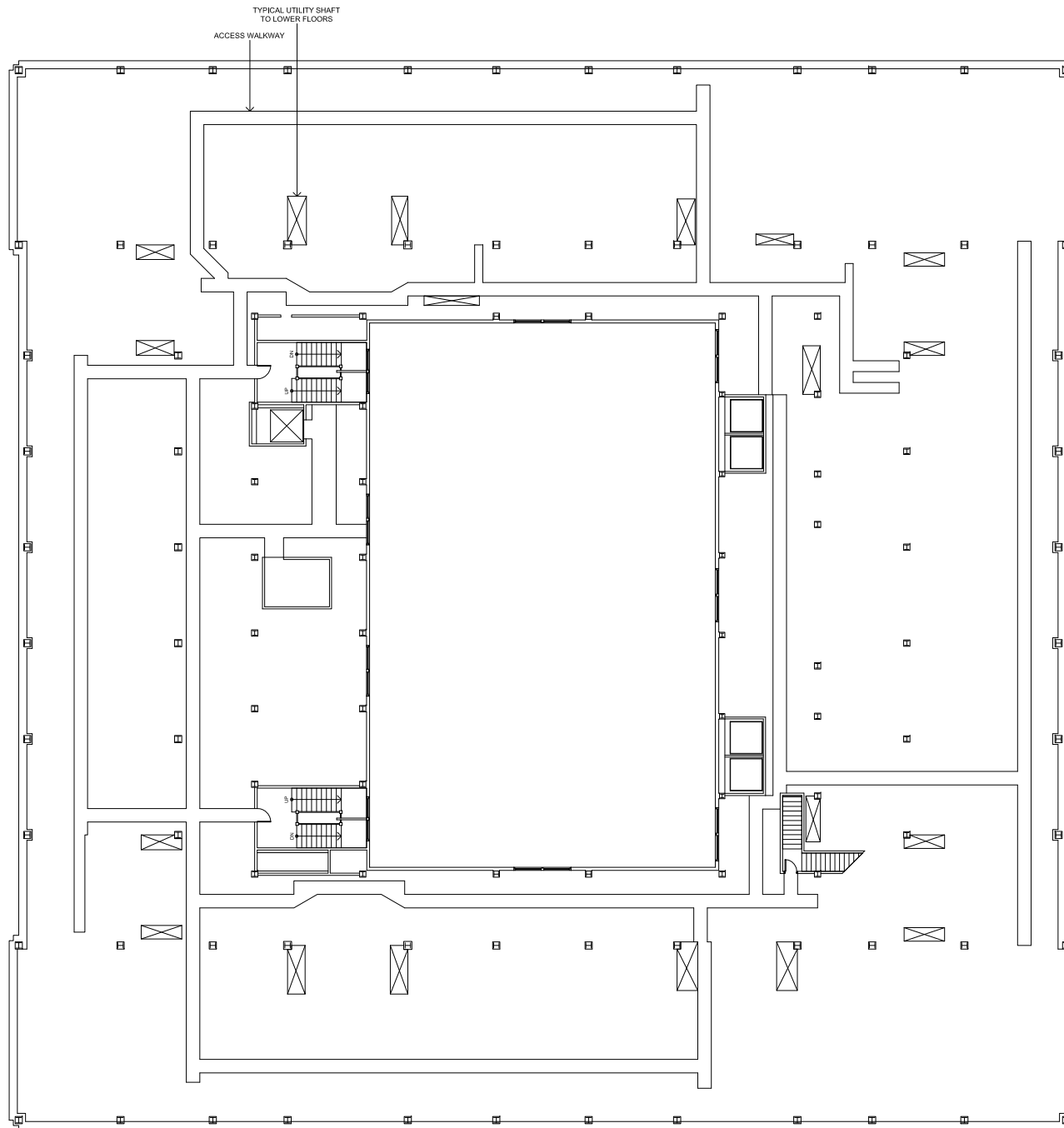
**EXHIBIT B-6**



101 - Court House  
SIXTH FLOOR - BASE

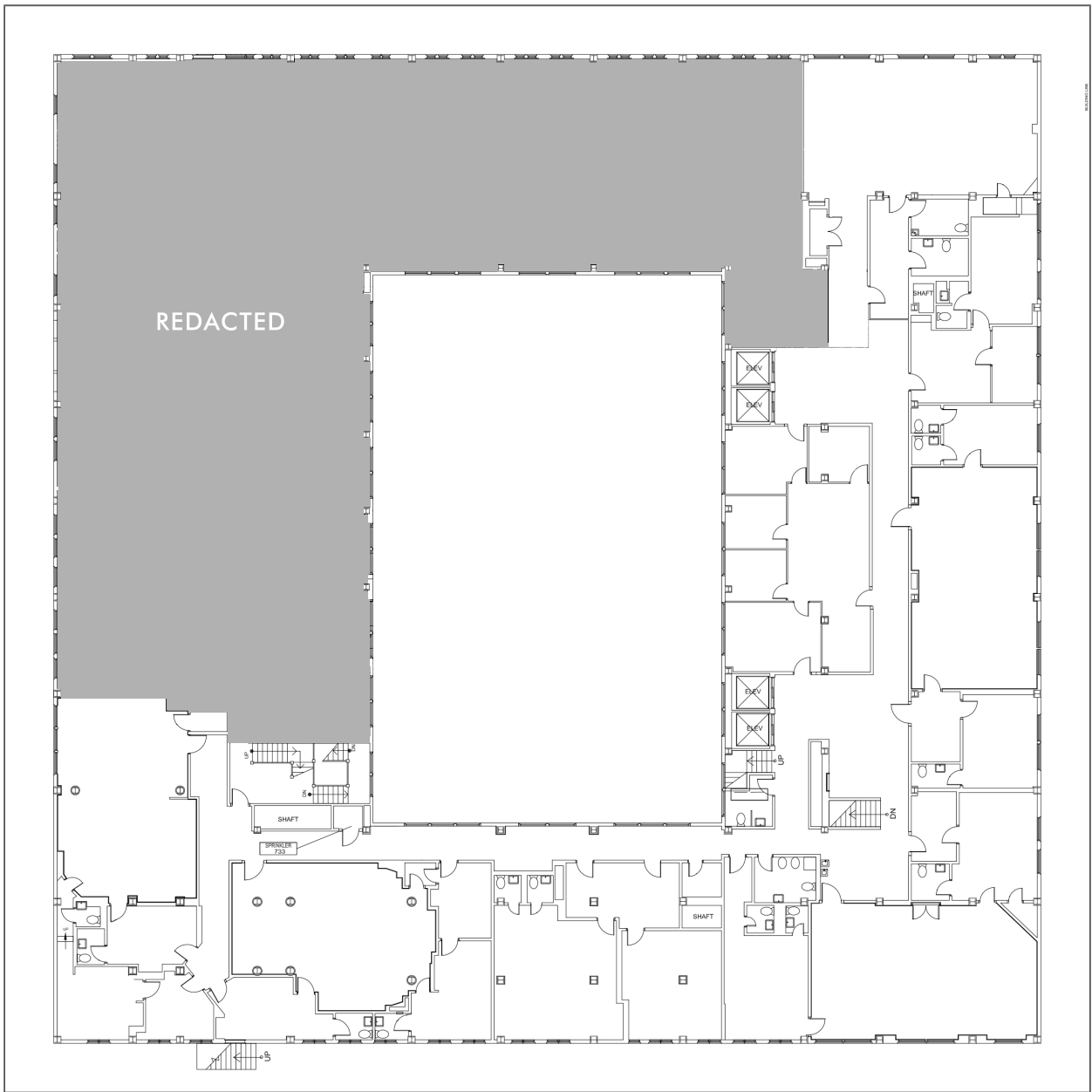


30,769 SF



101 - Court House  
MEZZANINE SIXTH FLOOR - BASE

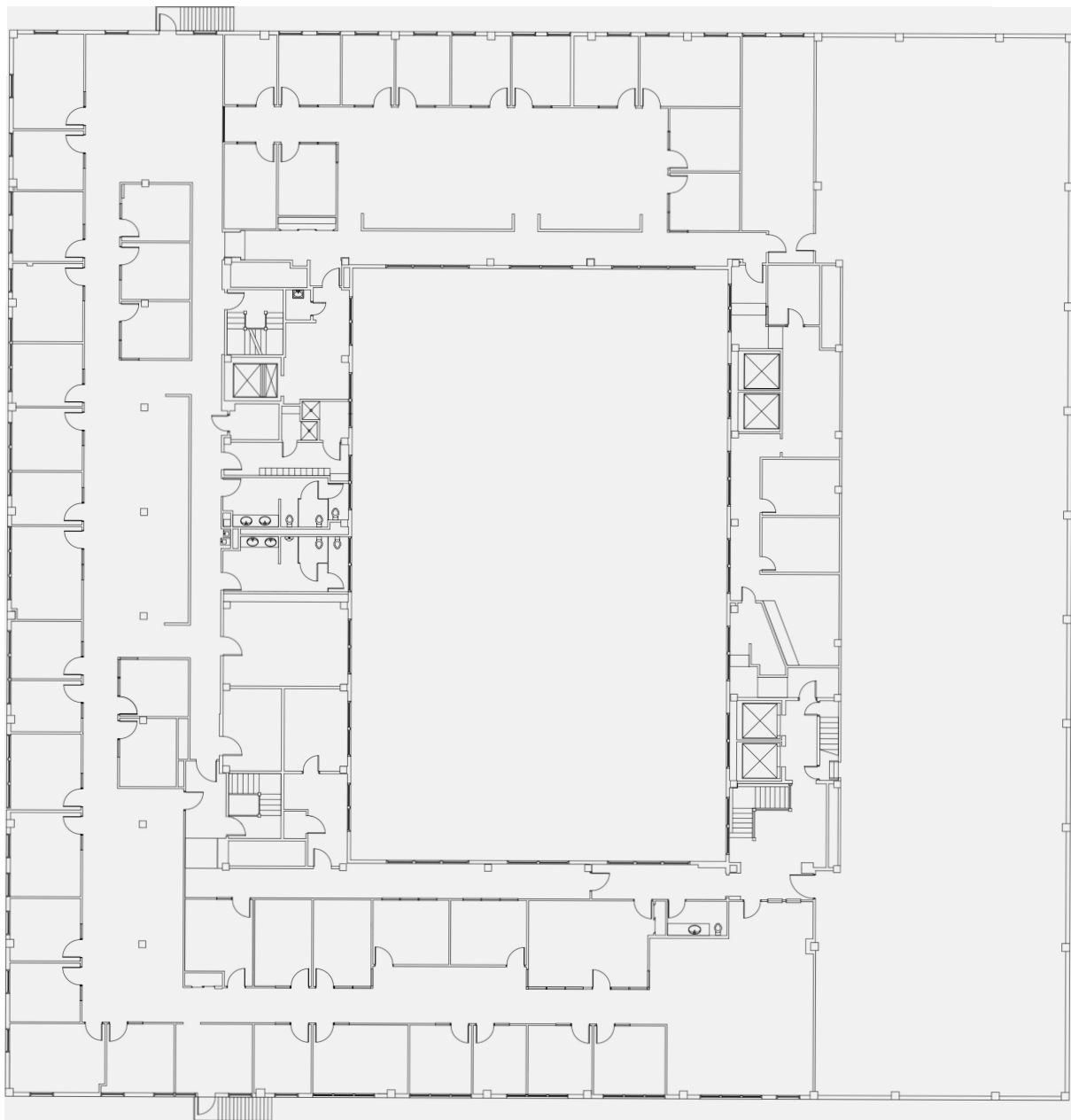




101 - Court House  
SEVENTH FLOOR - BASE

30,769 SF

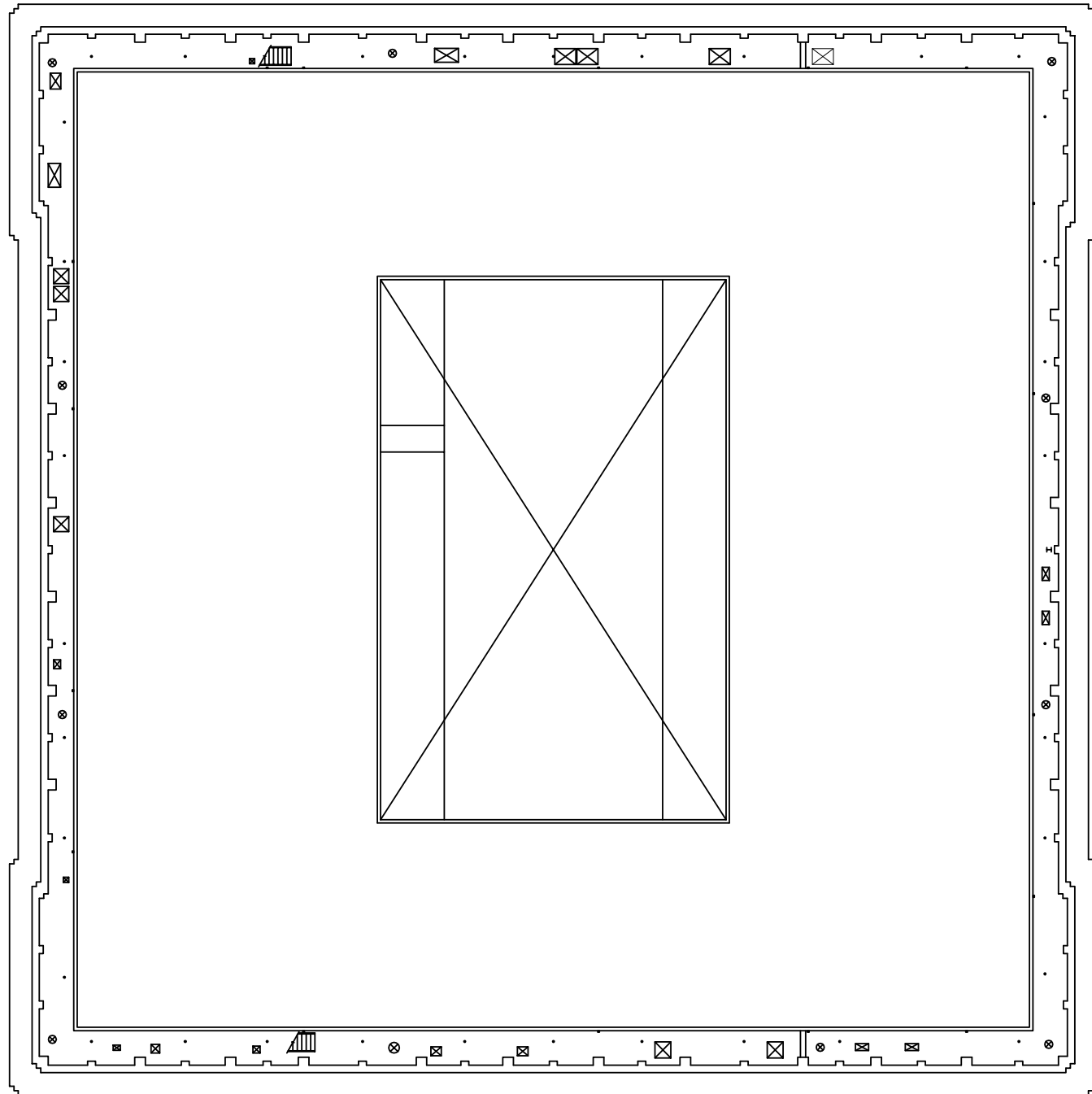
**EXHIBIT B-9**



101 - Court House  
EIGHTH FLOOR - BASE

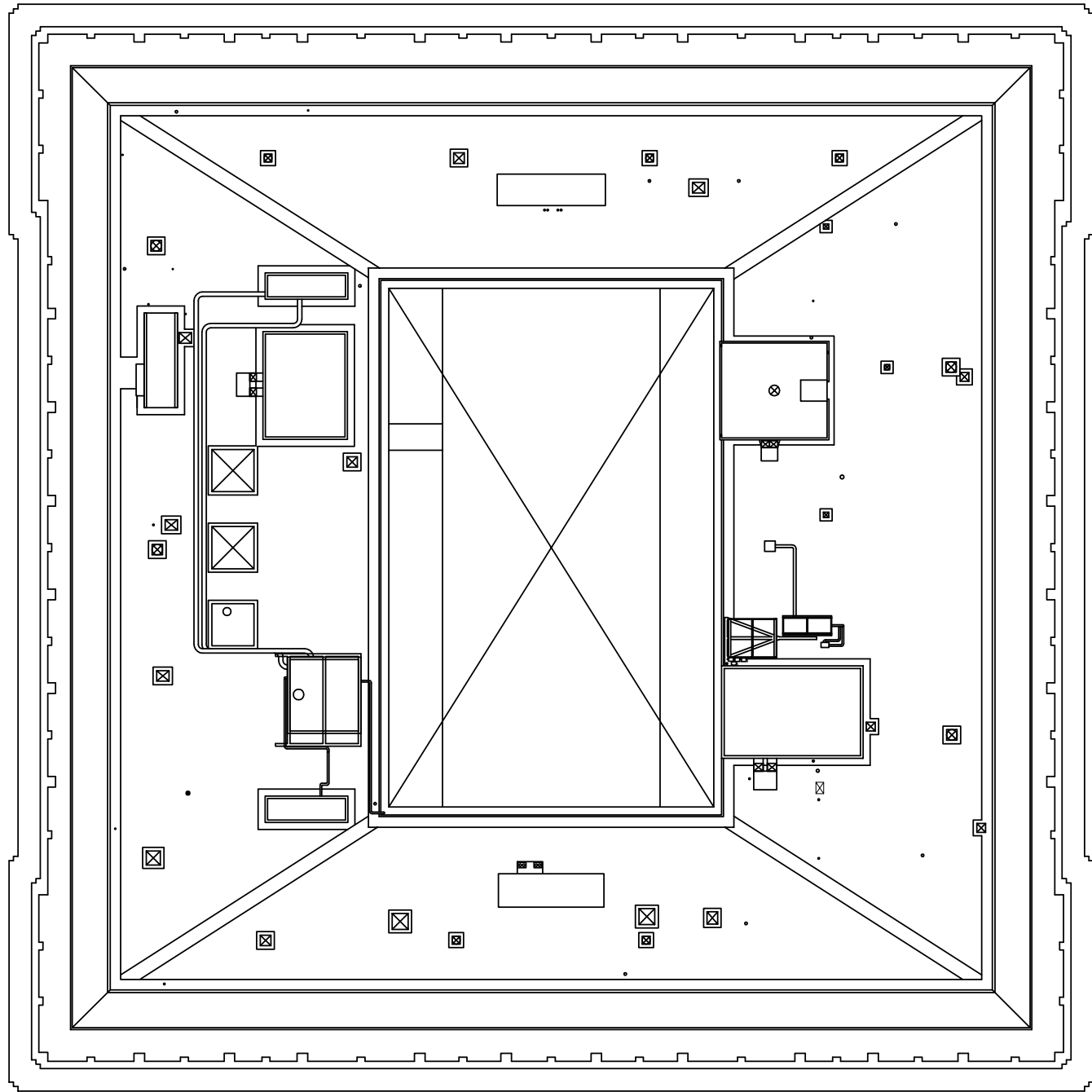


26,318 SF



101 - Court House  
EIGHTH LEVEL - ROOF PLAN





101 - Court House  
TENTH LEVEL - ROOF PLAN





EXHIBIT C  
LEASE

# REAL PROPERTY LEASE

Multnomah County Lease Number: L-159

## SECTION 1. LEASE TERMS.

- 1.1 Date of Lease September 14, 2018
- 1.2 Tenant: **MULTNOMAH COUNTY**,  
an Oregon political subdivision  
Notice Address: Multnomah County – Facilities & Property Mgt.  
ATTN.: Lease Administration  
401 North Dixon Street  
Portland, OR 97227  
  
Additional Notice Address  
For Purposes of Section 18  
Of this Lease: Jed Tomkins  
Senior Assistant County Attorney  
Office of the Multnomah County Attorney  
501 SE Hawthorne Blvd., Suite 500  
Portland, Oregon 97214
- 1.3 Landlord: NBP Capital, LLC, a Delaware limited liability  
company registered to transact business in Oregon  
  
Notice Address: 9 SE Third Avenue, Suite 100,  
Portland, Oregon 97214  
ATTN: Lauren Noecker  
email: lauren@nbpcapital.com  
  
Address For Payment of Rent: Same as Notice Address
- 1.4 Property: That certain real property defined as the "Property" sold through that certain and separate PURCHASE AND SALE AGREEMENT, MULTNOMAH COUNTY COURTHOUSE (September 14, 2018) ("Sale Agreement"). The Property is developed with the Multnomah County Courthouse and as that term is further defined in the Sale Agreement ("Building").
- 1.5 through 1.10 [Intentionally Omitted.]
- 1.11 Permitted Use of Property:  
Tenant's operation and exclusive occupation and control of the Property for courthouse purposes in accordance with Tenant's historical and customary practice and Oregon law.
- 1.12 Term of Lease: Term: Twenty four (24) whole calendar months,  
plus the number of days from the Lease  
Commencement Date to the end of the month  
in which the Closing Date occurs.

Lease: Multnomah County Courthouse (1021 SW 4<sup>th</sup> Ave.)

Lease Commencement Date: The Closing Date, including the time of Closing on such date, as those terms are defined in the Sale Agreement.

Lease Expiration Date: The last day of the Term; or such earlier date selected by Tenant that is ninety (90) days after Tenant provides Landlord written notice of Tenant's intent to vacate the Property.

Rent Commencement Date: Same as Lease Commencement Date.

1.13 Base Rent: As set forth in Table 1.14 – Base Rent below.

1.14 Options to Renew:

As long as Tenant is not in default under this Lease beyond the applicable cure period, if any, at the time of exercise, Landlord hereby grants Tenant two options to extend the Term of this Lease, specifically the Lease Expiration Date, for an additional period of two months each ("Extension Term #1" and "Extension Term #2"). Tenant shall exercise the option, if at all, by giving Landlord at least sixty (60) days written notice before the expiration of the Lease. All Lease terms shall remain the same during any Extension Term except for the Base Rent as noted in Table 1.14.

**Table 1.14 – Base Rent**

<u>Term Period</u>	<u>Base Rent</u>
Lease Commencement Date through Lease Expiration Date.	\$0.00 per month.
Extension Term #1	\$50,000.00 per month.
Extension Term #2	\$100,000.00 per month.

1.15 Prepaid Rent: None.

1.16 Security Deposit: \$100,000.00

1.17 Broker(s): Landlord's Agent: Not Applicable.  
 Tenant's Agent: Not Applicable.

1.18 Guarantors: Not Applicable.

1.19 Exhibits:  
 The following Exhibits are attached hereto and incorporated as a part of this Lease:

Exhibit A – Property Description

Exhibit B – Not Applicable.

Exhibits C-1 through C-3 – Tenant's Insurance Program

THIS REAL PROPERTY LEASE ("Lease") is made and entered into between Landlord and Tenant on the Date of Lease set forth in Section 1.1. The terms used in Section 1 of this Lease shall have the meanings and definitions given in that Section ("Lease Terms"). The Lease Terms, the Exhibits, any Addendum or Addenda described in the Lease Terms or attached to this Lease, and this Lease agreement are and shall be construed as a single instrument and are hereinafter referred to as the "Lease."

Now, therefore, for valuable consideration, Landlord and Tenant covenant and agree as follows:

## SECTION 2. LEASE OF PROPERTY.

2.1 Lease Agreement. Commencing on the Lease Commencement Date and subject to the terms and conditions of this Lease, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, on a "triple-net" basis, the Property for the Term set forth in this Lease. As a triple-net lease, Tenant is solely responsible, at its sole expense, for all real estate taxes, property insurance, and maintenance and repair of the Property as set forth in this Lease.

2.2 Tenant acknowledges that it owned and operated the courthouse in the Property for many years immediately prior to the Lease Commencement Date and is familiar with the condition of the Property; further, Tenant acknowledges that at no time, whether prior to the Lease Commencement Date or during the Term, has Landlord held any duty of maintenance or repair of the Property nor has Landlord conducted or assisted in any development, re-development, or renovation of the Property. By acceptance of possession of the Property hereunder, Tenant acknowledges that Tenant accepts the Property "AS IS" and "WHERE IS" and as suitable for Tenant's intended use, in good and sanitary operating order, condition and repair, Tenant has no knowledge of any claim or assertion of any noncompliance with the applicable law, and without representation or warranty by Landlord as to the condition, use or occupancy which may be made thereof. Landlord has not made any promise to alter, remodel, repair or improve the Property, and no representation, express or implied, respecting any matter or thing relating to the Property or this Agreement, including, without limitation, the condition of the Property.

2.3 Expiration Date. The Expiration Date of this Lease shall be the date stated in Section 1.12 of the Lease Terms. Promptly after determination of the Closing Date pursuant to the Sale Agreement, the Parties shall mutually confirm in writing the actual Lease Commencement Date and Lease Expiration Date in accordance with Section 1 of this Lease ("Material Dates Agreement"). Upon execution, the Material Dates Agreement shall become a part of the terms of this Lease. In the event of any conflict or ambiguity of terms, Sections 1 and 2 of this Lease shall control over the Material Dates Agreement.

## SECTION 3. RENT PAYMENT.

3.1 Rent. The rent shall be and consist of Base Rent (herein called "Base Rent") and Additional Rent (herein called "Additional Rent"). For purposes of this Lease, Base Rent and Additional Rent are referred to collectively as "Rent." Base Rent shall be the amount indicated in Table 1.14. Additional Rent shall consist of all other sums of money as shall become due from and payable by Tenant to Landlord under this Lease. All Rent shall be paid in lawful money of the United States of America to Landlord at its office or such other place as Landlord shall designate by notice to Tenant. Tenant shall pay the Base Rent and Additional Rent promptly when due without notice or demand therefore and without any abatement, deduction or setoff for any reason whatsoever. Except as otherwise provided in this Lease with respect to the payment of Additional Rent, Rent is payable by Tenant in advance on the first day of each month commencing on the Rent Commencement Date. Rent for any partial calendar month shall be prorated based on a thirty (30)-day month for the number of days during that partial month the Property is occupied by Tenant.

3.2 Disputes. If Tenant disputes any Rent under this Section 3, Tenant shall give notice to Landlord not later than thirty (30) days after receipt of the notice from Landlord describing the charge or adjustment in question, and in no event later than thirty (30) days after expiration or earlier termination of this Lease. If Tenant fails to give such notice to Landlord, the charge or adjustment by Landlord shall be conclusive and binding on Tenant. If Tenant delivers timely notice, Tenant shall timely pay the disputed Rent, without prejudice to Tenant's dispute or position, and the dispute shall be resolved by the Parties through consultation in good faith within thirty (30) days. If the Parties are unable to resolve the dispute, the challenged charge or adjustment shall be conclusively resolved by an independent certified public accountant mutually selected by the Parties, whose decision shall be final and binding on the Parties. Tenant shall pay the fee charged by the accountant selected to decide the matter. If the accountant determines that the Rent actually due does not exceed five percent (5%) of the challenged amounts, Tenant shall pay (a) the entire cost of the accountant's fee; and (b) all reasonable out-of-pocket costs and expenses incurred by Landlord in responding to the challenge. In the alternative, if the accountant determines that the Rent actually due exceeds five percent (5%) of the challenged amounts, Landlord shall pay (i) the entire cost of the accountant's fee, and (ii) all reasonable out-of-pocket costs and expenses incurred by Tenant in challenging such charge or adjustment. Nothing herein shall be deemed to alter any other obligations of Tenant as required by this Lease.

3.3 Late Charge; Interest. Rent not paid when due shall bear interest until paid at the lesser of (i) the rate of one and one-half percent (1 ½%) per month, or (ii) the maximum rate of interest then permitted by law. Landlord may impose a late charge of the greater of (a) five percent (5%) of Rent then due or (b) \$50 for each payment of Rent made more than five (5) days late (the "Late Charge"). Tenant agrees that late payment by Tenant to Landlord of any Rent or other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, that the exact amount of such costs are extremely difficult and impracticable to ascertain, and that the Late Charge is not a penalty but represents a fair and reasonable estimate of the costs that Landlord will incur by reason of any such late payment. The imposition or collection or failure to impose or collect such a Late Charge shall not be deemed a waiver by Landlord of any other remedies available for Tenant's default of this Lease. In addition to the Late Charge, Tenant shall pay Landlord an additional charge of \$75 for any checks returned due to insufficient funds.

3.4 Security Deposit. On or before the Lease Commencement Date, Tenant shall pay to Landlord the sum set forth in Section 1.16 of this Lease as security for the full and faithful performance and observance by Tenant of Tenant's covenants and obligations under this Lease and Tenant shall not be entitled to interest thereon (the "Security Deposit"). Landlord shall have the right to commingle the Security Deposit with Landlord's other funds. If Tenant defaults in the full and prompt payment and performance of any of Tenant's covenants and obligations under this Lease, including, but not limited to, the payment of Base Rent and Additional Rent, Landlord may use, apply or retain the whole or any part of the Security Deposit so deposited to compensate Landlord for damages caused by such default or for the payment of any Base Rent and Additional Rent or any other sums as to which Tenant is in default or for any such sums which Landlord may expend or may be required to expend by reason of Tenant's default. If any part of the Security Deposit is so used, applied or retained, then within ten (10) days of written notice Tenant shall deposit an equal amount with Landlord to restore the Security Deposit. Tenant hereby grants to Landlord a security interest in the Security Deposit. If Tenant shall fully and faithfully comply with all of Tenant's covenants and obligations under this Lease, the Security Deposit or any balance thereof shall be returned or paid over to Tenant after the date on which this Lease shall expire or sooner end or terminate.

## SECTION 4. USE OF PROPERTY.

4.1 Permitted Use. Tenant may use the Property for Tenant's Permitted Use and for no other purpose without Landlord's written consent, which may be withheld in Landlord's sole discretion. Tenant shall not cause any nuisance nor permit any objectionable fumes or smoke to be emitted from the Property.

4.2 Compliance with Laws. As of the Lease Commencement Date and throughout the Term of Lease, Tenant shall at its sole expense promptly comply and cause the Property to comply with all Laws applicable to the Property, including but not limited to the ADA and environmental laws ("Legal Requirements"). Tenant shall indemnify and hold harmless Landlord and Landlord's directors, officers, members, agents and employees for, regarding from and against any and all claims and losses arising from or in connection with the violation of Legal Requirements occurring in, at or about the Property; together with all costs, expenses and liabilities incurred or in connection with each such claim, action, proceeding or appeal, including, without limitation, all attorneys' fees and expenses

## SECTION 5. TAXES

5.1 Within fifteen (15) days of written notice from Landlord, Tenant shall reimburse Landlord for all Real Property Taxes levied against the Property during the Term of the Lease, which shall be considered Additional Rent. For purposes of this Lease, the term "Real Property Taxes" means all real estate taxes, assessments, personal property taxes, charges, rates, duties and assessments rated, levied or imposed by any governmental authority with respect to the Property, any tax in lieu of a real property tax, the cost of contesting any such tax or assessment, and any form of fee or charge imposed on Landlord as a direct consequence of owning or leasing the Property, including but not limited to Rent taxes, gross receipt taxes, leasing taxes, or any fee or charge wholly or partially in lieu of or in substitution for or to supplement ad valorem real property taxes or assessments, whether now existing or hereafter enacted.

5.2 Tenant, at its sole cost and expense, may apply for, and is solely responsible for applying for, exemption from Real Property Taxes as provided by law. At Tenant's request, Landlord will provide information reasonably required for Tenant to apply for such exemption. Any exemption granted as a result of any such application shall accrue for the sole benefit of Tenant, such that the total compensation paid by Tenant under this Lease has been established to reflect the savings of below market rent resulting from the exemption from taxation.

5.3 If, on the Commencement Date, the Property is presently subject to Real Property Taxes, Tenant shall only be responsible for a pro rata share of such Real Property Taxes that reflects the Lease Term in proportion to the whole of the term of the Real Property Taxes.

## SECTION 6. MAINTENANCE AND REPAIR.

Tenant shall, throughout the Term and at no expense whatsoever to Landlord, take good care and maintenance of the Property, including all improvements hereafter erected thereon, and shall not do or suffer any waste with respect thereto. Tenant shall promptly report to Landlord damage or any injury occurring in or to the Property. Tenant shall promptly make all repairs, interior and exterior, structural and non-structural, ordinary as well as extraordinary, foreseen as well as unforeseen, necessary to keep the Building and other improvements, including, without limitation, the roof, mechanical, plumbing, electrical, and other Building systems, in lawful order and in at least as good condition as such improvements are in on the Lease Commencement Date, excepting reasonable wear and tear, Major Damage, or Taking. All Tenant maintenance and repair work shall be performed only by a licensed contractor meeting, at a minimum, Tenant's standard services procurement standards both historically established for the Property and presently maintained for Tenant's portfolio of facilities. Tenant shall keep and maintain all portions of the Property in a clean and orderly condition, free of accumulation of water, dirt, rubbish, snow and ice, and Tenant shall not permit or suffer any overloading of the floors of the Building. Landlord shall not be responsible for the cost of any alterations of or repairs to the Property of any nature whatsoever, structural or otherwise, whether or not now in the contemplation of the Parties. If the cost of any maintenance or repair work is reasonably expected to cost more than \$100,000, Tenant shall obtain Landlord's prior written consent, which shall not be unreasonably withheld, before commencing such work; for purposes of this sentence, Landlord's prior written consent is required for the sole purpose of allowing Landlord to ensure that any such work will not interfere with Landlord's intended use of the Property after termination of this Lease and not for the purpose of reviewing and approving any specific architectural, engineering, or other

construction, maintenance or repair plans. If Tenant fails to repair and maintain the Property in good operating order, Landlord reserves the right in its sole discretion to perform the necessary repairs and maintenance of the Property subject to reimbursement from Tenant for the full cost of such repairs and maintenance. Upon written notice from Landlord, Tenant shall reimburse Landlord for the full cost of Landlord's repairs and maintenance, which shall be considered Additional Rent.

## SECTION 7. ALTERATIONS.

7.1 Alterations by Tenant. Tenant shall not make any alterations, additions, or improvements ("alterations") to the Property without first having obtained Landlord's prior written consent, which consent Landlord may withhold in Landlord's sole discretion. If Landlord consents in writing to any proposed alteration of the Property, Tenant shall (A) only contract with a Landlord-approved contractor for the performance of such alterations, (B) obtain all necessary governmental permits and approvals and deliver copies thereof to Landlord, (C) cause all alterations to be completed promptly in compliance with Landlord-approved plans and specifications with all due diligence in a good and workmanlike manner, and (D) pay the full cost for such alterations, additions, or improvements. Except for removable machinery and unattached movable trade fixtures, all alterations, wiring, cables or conduit installed by Tenant shall immediately become part of the Property, with title vested in Landlord. Landlord may, in its sole discretion, require that Tenant remove any such alterations, wiring, cables or conduit installed by or for Tenant after the Lease Commencement Date and restore the Property to good condition and repair upon expiration or earlier termination of this Lease. Any contractor used by Tenant for any work in the Property shall be subject to review and approval by Landlord, and Landlord may post notices of nonresponsibility in connection with any work being performed in the Property by or at the request of Tenant. All work in the Property by or at Tenant's request must comply with all applicable Laws. Tenant shall not permit any liens to attach to the Property or Tenant's interest in the Property as a result of any work performed by or at Tenant's request.

7.2 Alterations by Landlord. Landlord shall not make any alterations, additions, or improvements ("Alterations") to the Property without first having obtained Tenant's prior written consent, which consent shall not be unreasonably withheld. If Tenant consents in writing to any proposed Alteration of the Property, Landlord shall cause all such Alterations to be completed promptly and in compliance with Tenant-approved plans and specifications with all due diligence in a good and workmanlike manner and in compliance with all laws. Landlord shall not permit any liens to attach to the Property or Tenant's interest in the Property as a result of any work performed by or at Tenant's request. .

## SECTION 8. UTILITIES AND SERVICES.

8.1 General. Tenant shall pay all charges for electricity, water, gas, telephone and other utility services furnished to the Property during the Lease Term and for all inspections, governmental fees and other like charges associated therewith. Landlord shall advise Tenant which utility charges Tenant shall pay directly to the utility provider and which utility charges Landlord will pay and invoice Tenant for reimbursement, which designations Landlord can change at any time during the Term of Lease in its sole discretion. Within twenty (20) days of written notice from Landlord, Tenant shall reimburse Landlord for the utility charges, which shall be considered Additional Rent. Landlord makes no representation or warranty whatsoever as to the types, quantities, availability or costs of any and all utility services for the Property

Tenant shall comply with all Laws concerning the use or reduction of use of utilities in the Property. Unless caused by the intentional act of Landlord, interruption of any service or utility shall not render Landlord liable to Tenant for damages, relieve Tenant from performance of Tenant's obligations under this Lease or be deemed an eviction or disturbance of Tenant's use and possession of the Property. Tenant shall install surge protection systems for power provided to the Property, and Tenant releases Landlord from all liability for any damage caused by any electrical surge.

## SECTION 9. SIGNS AND OTHER INSTALLATIONS.

All signs installed by Tenant shall comply with all applicable codes and shall be subject to Landlord's prior written consent, which shall not be unreasonably withheld. All signs and sign hardware shall be removed by Tenant, at Tenant's sole cost and expense, upon termination of this Lease. Landlord hereby consents to all signs installed at the Property prior to the Lease Commencement Date.

## SECTION 10. INSURANCE AND INDEMNITY.

10.1 Tenant's Insurance. Tenant is self-insured for liability, automobile and worker's compensation as set forth in Exhibits C-1 through C-3 and Tenant shall be responsible for insuring its personal property and trade fixtures located on the Property and any alterations or tenant improvements Tenant makes to the Property (together, "Tenant's Insurance Program"). At Tenant's sole cost, Tenant shall maintain (including any necessary renewals) Tenant's Insurance Program throughout the Term and shall provide to Landlord documentation demonstrating the same reasonably requested by Landlord. Tenant shall notify Landlord at least thirty (30) days in advance of any material change to Tenant's Insurance Program. For purposes of Tenant's follow form excess insurance policy, Landlord is required to be an additional insured and shall be named an additional insured or, due to the requirement in this sentence, otherwise deemed an additional insured for purposes of any blanket additional insured provision within such policy.

If Tenant fails to maintain Tenant's Insurance Program at any time during the Term of Lease, Tenant shall immediately obtain and keep in force during the remaining Term of Lease a policy of personal injury, bodily injury, automobile insurance and property insurance, naming Landlord as an additional insured as its interest may appear from time to time, against any liability arising out of Tenant's use, occupancy, or maintenance of the Property. Such insurance shall provide coverage for and shall be in an amount of not less than \$2,000,000 for injury to or death of one person in any one accident or occurrence and in an amount of not less than \$2,000,000 for injury to or death of more than one person in any one accident or occurrence. Tenant shall also immediately obtain and keep in force during the remaining Term of Lease workers' compensation insurance in full compliance with applicable state or jurisdictional statutory requirements. Tenant will provide Landlord with a copy of a certificate evidencing such insurance.

At all times during the Lease Term and any extensions or renewals, Tenant agrees to cause Tenant's agents, contractors, or subcontractors to keep and maintain commercial general liability insurance with limits of liability not less than \$1,000,000.00, workers' compensation insurance in full compliance with applicable state or jurisdictional statutory requirements, and other forms of insurance as may from time to time be required by law or may otherwise be necessary to protect Landlord and the Property from claims of any person who may at any time work on the Property, whether as a servant, agent, or employee of Tenant or otherwise, in Landlord's sole discretion. This insurance shall be maintained at the expense of Tenant or Tenant's agents, contractors, or subcontractors and not at the expense of Landlord.

10.2 Landlord's Insurance. During the Term, Landlord shall maintain in full force and effect a policy or policies of insurance covering the Property, which shall provide coverage against such risks as are commonly covered under a "special form/all-risk" policy (including earthquake and/or flood coverage, at Landlord's election in its sole discretion), together with other insurance as Landlord deems necessary and all deductibles paid under all such policies of insurance, in Landlord's sole discretion. Such insurance shall contain such policy limits and deductibles, shall be obtained through such insurance company or companies, and shall be in such form as Landlord deems appropriate in its sole discretion. All insurance proceeds payable under Landlord's casualty insurance carried hereunder shall be payable solely to Landlord, and Tenant shall have no interest therein. Tenant acknowledges that Landlord's costs for any and all Landlord insurance related to the Property shall be reimbursed by Tenant. Within twenty (20) days of written notice from Landlord, Tenant shall reimburse Landlord for the cost of Landlord's insurance, which shall be considered Additional Rent.



10.3. Tenant's Indemnity. Tenant shall indemnify and hold Landlord, its officers, agents, invitees, and employees harmless against any and all claims and demands arising from: (i) the negligence of Tenant, Tenant's officers, agents, invitees, licensees, contractors and/or employees; (ii) Tenant's failure to comply with any covenant of this Lease on Tenant's part to be performed; (iii) the use or occupancy of the Property by Tenant, Tenant's officers, agents, invitees, contractors and/or employees; (iv) any accident, injury to or death of Tenant, Tenant's officers, agents, invitees, licensees, contractors and/or employees; (v) any breach or default in the performance of any obligation on Tenant's part or to be performed under this Lease; or (vi) the performance of any labor or services or the furnishing of any materials or other property in respect of the Property or any part thereof at the request of Tenant, or its officers, directors, agents and employees. Tenant shall, at Tenant's own expense, defend Landlord against any and all such suits or actions arising out of the matters set forth in this Section 10.3, and all appeals therefrom and shall satisfy and discharge any judgment which may be awarded against Landlord in any such suit or action. The provisions of this Section 10.3 shall survive the termination or expiration of this Lease.

10.4 Landlord's Indemnity. Landlord shall indemnify, defend, and hold harmless Tenant and its officers, subtenants, agents, invitees, and employees from any claim, liability, damage, or loss, or any cost or expense in connection therewith (including reasonable attorney fees), arising out of (a) any damage to any person or property occurring in, on or about the Property as the result of the gross negligence or willful misconduct of Landlord, its officers, employees, contractors, agents or invitees, and/or (b) Landlord's breach or violation of any term of this Lease. The provisions of this Section 10.4 shall survive the termination or expiration of this Lease.

10.5 Waiver of Claims and Subrogation. Landlord and Tenant each hereby releases and waives any and all rights to recover from or proceed against the other Party and its employees, agents and contractors, for loss or damage to any property of the releasing Party or any person claiming through the releasing Party arising from any of the risks covered by property insurance or self-insurance maintained or required under this Lease to be maintained by the releasing Party under this Lease. Landlord and Tenant shall each cause their insurance policies to contain a waiver of subrogation provision consistent with the foregoing. The above waiver of claims and subrogation applies whether or not there are any deductibles or self-insurance.

## SECTION 11. EMINENT DOMAIN.

If any substantial portion of the Property shall be permanently taken under any right of eminent domain, or any transfer in lieu thereof ("Taking") and such Taking renders the Property, in the reasonable opinion of Tenant and Landlord, unsuitable for Tenant's use, then either Party may terminate this Lease by giving thirty (30) days' prior written notice to the other Party, and such termination shall be effective on the date possession of the Property, or portion thereof is delivered to the condemning authority. If this Lease is not so terminated, then Base Rent shall be reduced, but not to an amount less than zero dollars (\$0.00), for the remainder of the Term in an amount proportionate to the reduction in area of the Premises caused by the taking.. Any and all awards payable by the condemning authority in connection with a Taking shall be the sole property of Landlord; provided, however, that nothing contained herein shall prevent Tenant from prosecuting a separate claim for the value of its interest in the Property, so long as that award does not diminish the award that Landlord would otherwise be entitled to as a result of the Taking.

## SECTION 12. FIRE OR CASUALTY.

In case of Major Damage to the Property, Landlord or Tenant may jointly elect to terminate this Lease in writing. "Major Damage" shall mean damage to the Property by fire or other casualty (i) which causes any substantial portion of the Property to be unusable, or (ii) the repair of which will cost more than ten percent (10%) of the replacement value of the Property (iii) or which is not required under this Lease to be covered by insurance. If the Parties do not terminate this Lease after any Major Damage, or if damage occurs to the Property which is not Major Damage, Landlord

shall promptly restore the Property to a condition to which the Parties mutually agree that at a minimum allows for continued operation of the Permitted Use, and this Lease shall continue in full force and effect. In the event of any damage to the Property by fire or other casualty, Tenant shall promptly repair and restore all tenant improvements or alterations installed or paid for by Tenant after the Lease Commencement Date or pay the cost of such restoration to Landlord if Landlord performs such restoration.

### SECTION 13. ASSIGNMENT; SUBLETTING.

Tenant shall not assign, sublease or encumber its interest under this Lease in any way without having first provided thirty (30) days' written notice to Landlord and thereafter obtained Landlord's written consent. Tenant shall deliver written notice of Tenant's desire to assign this Lease, and Landlord's consent can be withheld, conditioned or delayed in Landlord's sole discretion. No assignment, sublease or encumbrance shall relieve Tenant of its obligation to pay rent or perform other obligations required by this Lease, and no consent to one assignment, sublease or encumbrance shall be a consent to any further assignment. As a condition to Landlord's prior written consent as provided for in this Section, Tenant and the transferee shall execute an agreement prepared by Landlord under which the transferee agrees, among other matters, to comply with and be bound by all of the terms, covenants, conditions, provisions and agreements of this Lease. Landlord shall require as a condition of granting consent to an assignment, sublease or encumbrance that Tenant shall pay to Landlord all profits from the transfer determined by the total consideration payable directly or indirectly to or for the benefit of Tenant or its designee for the transferred interest.

### SECTION 14. DEFAULT.

14.1 Events of Default. Each of the following shall be an Event of Default by Tenant under this Lease:

14.1.1 Failure by Tenant to pay Rent or any other charge due under this Lease within ten (10) days after receipt of written notice from Landlord that the same is then due.

14.1.2 Tenant's failure to execute and deliver to Landlord the documents described in Section 18 or 22 within ten (10) days after written notice from Landlord.

14.1.4 Assignment, sublet or encumbrance of Tenant's interest under this Lease in violation of Section 13.

14.1.5 Tenant's insolvency or assignment for the benefit of its creditors. Tenant's commencement of proceedings under any provision of any municipal bankruptcy or insolvency law or failure to obtain dismissal of any petition filed against it under such laws within the time required to answer; or the appointment of a receiver for all or any portion of Tenant's properties or financial records.

14.1.6 Failure by Tenant to comply with any other obligation of this Lease within thirty (30) days following written notice from Landlord specifying the failure (except in the case of emergency, in which event Landlord shall only be required to give such notice as is reasonable under the circumstances); provided, however, that if the nature of Tenant's default requires more than thirty (30) days to correct, Tenant shall not be deemed in default of this Lease so long as Tenant commences the cure of such failure within such thirty (30)-day period and thereafter, proceeds in good faith and with all diligence to complete such cure as soon as possible but in no event later than ninety (90) days after the date of Landlord's notice of default.

14.1.7 Tenant vacates the Property without providing Landlord written notice of Tenant's intent to vacate the Property as set forth in Section 1.12.

14.2 Landlord's Remedies for Default. Upon the occurrence of an Event of Default, Landlord's sole remedies shall be the right to recover: unpaid Rent; all costs incurred by Landlord in restoring the Property to good order and condition to the extent the need for such restoration arises as a direct consequence of an Event of Default; and all actual damages caused by the default, including attorneys' fees and costs, but not including consequential damages or punitive damages. Landlord may periodically sue Tenant to recover damages as they accrue, and no action therefor shall bar a later action for damages accruing thereafter. Notwithstanding any limitation on Landlord's remedies under this Lease, in the event of a breach or threatened breach by Tenant of any of its obligations under this Lease, Landlord shall also have the right to file a claim for specific performance and/or obtain an injunction. If Tenant fails to vacate the Property within four (4) months after the Lease Expiration Date, or the end of an Extension Term if Tenant timely exercises an option to renew set forth in Section 1.14, Landlord shall have the right, in addition to the other remedies set forth in this Section 14.2, to immediately or at any time thereafter re-enter the Property, or any part thereof, either by summary eviction proceedings or by any suitable action or proceeding at law, or by force or otherwise, without being liable to indictment, prosecution or damages therefor, and may repossess the same, and may remove any person therefrom, to the end that Landlord may have, hold and enjoy the Property.

14.3 Landlord's Right To Cure Default. Landlord may, but shall not be obligated to, make any payment or perform any obligation under this Lease that Tenant has failed to perform, as and when required hereunder. Tenant shall pay Landlord for all expenditures and costs incurred by Landlord in performing any obligation of Tenant, upon demand, with interest thereon at the rate of one and one-half percent per month (1.5%), but in no event at a rate in excess of that allowed by Law. Landlord's right to cure any Tenant default is for the sole protection of Landlord and in no event shall Tenant be released from any obligation to perform all of Tenant's obligations and covenants under this Lease. The contents of this Section shall not be deemed a waiver by Landlord of any other right that Landlord may have arising from any default of this Lease by Tenant, whether or not Landlord exercises its rights under this Section.

14.4 Landlord's Default. Landlord shall not be deemed to be in default of the performance of any obligation required to be performed by it hereunder unless and until Landlord fails to perform such obligation within thirty (30) days after written notice by Tenant to Landlord specifying the nature of Landlord's alleged default; provided, however, that if the nature of Landlord's alleged default is such that more than thirty (30) days are required for its cure, then Landlord shall not be deemed to be in default if Landlord shall commence such performance within such thirty (30)-day period and thereafter diligently prosecute the same to completion. In no event shall Tenant have the right to terminate this Lease nor to offset payments due hereunder by reason of a Landlord Default.

## SECTION 15. NOTICES.

All notices, demands, consents, approvals and other communications provided for herein shall be invalid unless set forth in a writing and delivered by electronic mail transmission, overnight air courier, personal delivery or registered or certified U.S. mail with return receipt requested to the appropriate Party at its address as set forth in Section 1.2 for Tenant and Section 1.3 for Landlord.

Addresses for notices may be changed from time to time by written notice to all other parties. Any communication given by facsimile transmission must be confirmed within forty-eight (48) hours by overnight air courier. If any communication is given by mail, it will be effective upon the earlier of (a) forty-eight (48) hours after deposit in the U.S. mail, with postage prepaid, or (b) actual receipt, as indicated by the return receipt; if given by electronic mail, when sent; and if given by personal delivery or by overnight air courier, when delivered.

## SECTION 16. LANDLORD ACCESS.

Upon 48 hours notice to Tenant, and subject to reasonable conditions and limitation on entry to protect Tenant's confidential or sensitive information or operations, Landlord may enter upon the Property,

accompanied by Tenant's building manager, to assess compliance with this Lease, perform required or necessary maintenance or repairs to the Property, show the Property to potential buyers or future tenants of the Property, and post appropriate notices. Except in case of emergency, all entry to the Property shall be at times and in a manner so as to minimize interference with Tenant's use of the Property.

## **SECTION 17. CONVEYANCE BY LANDLORD**

If the Property is sold or otherwise conveyed by Landlord or any successor, so long as Tenant is not in default beyond any applicable cure period, Landlord shall cause such successor to recognize Tenant's rights hereunder, and Tenant shall attorn to the buyer or transferee and recognize that party as the landlord under this Lease. At the request of the buyer or transferee, Tenant shall promptly execute and deliver such instrument as the buyer or transferee may reasonably request to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between the buyer or transferee and Tenant upon all of the terms, conditions and covenants as are set forth in this Lease, and Landlord shall be deemed released of all liability to Tenant under this Lease accruing thereafter.

## **SECTION 18. SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE.**

Without further documentation, this Lease shall be subject and subordinate to any deeds of trust, mortgages, ground lease, master lease or land sale contracts and any amendment or modification thereof, now existing or hereafter recorded against the Property (collectively, the "Encumbrances"). Tenant shall execute all documents requested by Landlord or the holder of an Encumbrance to confirm such subordination within ten (10) days after request therefor provided the holder of that Encumbrance recognizes Tenant's rights under this Lease unless Tenant is in default beyond any applicable cure period and provided that all such documents are provided both to Tenant's Notice Address and to Tenant's legal counsel as follows: Jed Tomkins, Senior Assistant County Attorney, Office of the Multnomah County Attorney, 501 SE Hawthorne Blvd., Suite 500, Portland, Oregon 97214. If any Encumbrance is foreclosed, so long as the buyer at the foreclosure sale delivers to Tenant a written agreement recognizing Tenant's interest in this Lease, Tenant shall attorn to such buyer, and this Lease shall continue in full force and effect. This Section shall be self-operative, and no further instrument of subordination shall be required. If Tenant fails to execute, acknowledge or deliver any such instruments within ten (10) days after request therefor, and if the Encumbrance does not change any term of this Lease, Tenant hereby irrevocably constitutes and appoints Landlord as Tenant's attorney in fact, coupled with an interest, to execute and deliver any such instruments, without any alteration thereto excepting signature, for and on behalf of Tenant.

## **SECTION 19. SURRENDER; HOLDOVER.**

Upon expiration or earlier termination of this Lease, Tenant shall surrender the Property, peaceably, quietly, and in as good order and condition, reasonable use and wear thereof, damage by fire, unavoidable casualty, and the elements alone excepted, as the same existed on the Lease Commencement Date. Tenant shall remove all of its personal property and shall repair all damage to the Property resulting from that removal. If Tenant fails to remove any such personal property, those items shall be deemed abandoned, and Landlord may remove or dispose of such items without liability to Tenant or others. The provisions of this Section shall survive any termination of this Lease.

If Tenant fails to surrender the Property and remove all its personal property as set forth herein, Landlord may either: (i) recognize Tenant as a month-to-month tenant at sufferance and such tenancy shall be subject to all terms of this Lease, except that Base Rent shall be \$300,000 per month; or (ii) if Tenant's failure under this paragraph exceeds a period of four (4) months, evict Tenant from the Property and recover all damages resulting from Tenant's wrongful holdover as set forth in section 14.2.

## SECTION 20. HAZARDOUS MATERIALS.

Neither Tenant nor Tenant's agents or employees shall cause or permit any Hazardous Material, as hereinafter defined, to be brought upon, stored, used, generated, released into the environment, or disposed of on, in, under, or about the Property, except reasonable quantities of cleaning supplies and office supplies necessary to or required as part of Tenant's Courthouse operations and maintenance that are generated, used, kept, stored, or disposed of in a manner that complies with all laws regulating any such Hazardous Materials and with good environmental practices. Tenant covenants to remove from the Property, upon the expiration or sooner termination of this Lease and at Tenant's sole cost and expense, any and all Hazardous Materials brought upon, stored, used, generated, or released into the environment by Tenant, its agents, employees or invitees during the Term of Lease. To the fullest extent permitted by law, Tenant hereby agrees to indemnify, defend, protect, and hold harmless Landlord, Landlord's managing agent and their respective, officers, members, agents and employees, and their respective successors and assigns, from any and all claims, judgments, damages, penalties, fines, costs, liabilities, and losses that arise during or after the term directly or indirectly from the use, storage, disposal, release or presence of Hazardous Materials on, in, or about the Property which occurs during the Term of Lease. Landlord hereby agrees to indemnify, defend, protect and hold harmless Tenant, and its agents and employees and its respective successors and assigns, from any and all claims, judgments, damages, penalties, fines, costs, liabilities and losses that arise during or after the term directly from the use, storage, disposal, release or presence of Hazardous Materials by Landlord, its agents, employees, or contractors on, in or about the Property. Tenant shall promptly notify Landlord of any release of Hazardous Materials in, on, or about the Property that Tenant, or Tenant's agents or employees, becomes aware of during the Term of Lease, whether caused by Tenant, Tenant's agents or employees, or any other persons or entities.

As used herein, the term "Hazardous Material" means any hazardous or toxic substance, material, or waste which is or becomes regulated by any local governmental authority, the state of Oregon or the United States government. The term "Hazardous Material" includes, without limitation, any material or substance that is (i) defined as a "hazardous waste," "extremely hazardous waste," "restricted hazardous waste," "hazardous substance," "hazardous material," or "waste" under any federal, state or local law, (ii) petroleum, and (iii) asbestos. The provisions of this Section 20, including, without limitation, the indemnification provisions set forth herein, shall survive any termination of this Lease.

## SECTION 21. LITIGATION; WAIVER OF JURY TRIAL; COSTS AND EXPENSES.

21.1 Any claim, suit, action, counterclaim, or other proceeding ("Claim"), including any bankruptcy proceeding, instituted by either Party against the other in connection with any controversy arising out of this Lease or the Property shall be brought and conducted **SOLELY AND EXCLUSIVELY BY BENCH TRIAL** within the Circuit Court of Multnomah County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted **SOLELY AND EXCLUSIVELY BY BENCH TRIAL** within the United States District Court for the District of Oregon. In no event shall this Section be construed as a waiver by either Party of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any claim or from the jurisdiction of any court.

21.2 By execution of this Lease:

**(A) EACH PARTY HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF THE COURTS REFERENCED IN THIS SECTION 21; AND**

**(B) EACH PARTY HEREBY WAIVES THE RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM SUBJECT TO THIS SECTION 21.**

21.3 If any litigation or other proceeding is brought in lieu of litigation, or if legal action is instituted to enforce or interpret any of the terms of this Lease or if legal action is instituted in a Bankruptcy Court for a United States District Court to enforce or interpret any of the terms of this Lease, to seek relief from an automatic stay, to obtain adequate protection, or to otherwise assert the interest of Landlord in a bankruptcy proceeding, the party not prevailing shall pay the prevailing party's costs and disbursements, the fees and expenses, and such sums as the court may determine to be reasonable for the prevailing party's attorney fees connected with the trial and any appeal and by petition for review thereof. If either Party engages a collection agency to pursue any delinquent amounts owed by the other Party, whether under the terms of this Lease or pursuant to a court judgment or other decree, the owing Party shall pay, in addition to all amounts payable under this Lease or pursuant to the court judgment or other decree, all collection agency fees charged to the collecting Party and all attorney fees incurred by the collecting Party in performance of such collection.

## **SECTION 22. ESTOPPEL.**

At any time and from time to time upon not less than ten (10) business days' prior notice from Landlord, Tenant shall execute, acknowledge and deliver to Landlord a certificate certifying whether or not this Lease is in full force and effect and unmodified, if there are any modifications, that the Lease is in full force and effect as modified; that Tenant is in possession of the Property; the dates to which Rent has been paid in advance and the amount of any prepaid Rent; and such other matters as may be reasonably requested. If Tenant fails to deliver a requested certificate within the specified time, such failure shall conclusively establish that Tenant confirms that the Lease is in full force and effect, without modification except as may be represented by Landlord. The Parties agree that any such certificate may be relied upon by any existing or prospective holder of an Encumbrance or any prospective transferee of this Lease or the Property.

## **SECTION 23. QUIET ENJOYMENT.**

Landlord warrants that, so long as Tenant complies with all terms of this Lease, Tenant shall have quiet and peaceful possession of the Property free of disturbance by Landlord or others claiming by or through Landlord.

## **SECTION 24. FORCE MAJEURE.**

If the performance by either Party of any provision of this Lease is prevented or delayed by any strikes, lockouts, labor disputes, acts of God, government actions, civil commotions, fire or other casualty, or other causes beyond the reasonable control of the Party from whom performance is required, such Party shall be excused from such performance for the period of time equal to the time of that prevention or delay.

## **SECTION 25. BROKERS.**

Neither Party shall have any obligation or liability to pay any broker commission associated with this Lease. Each Party shall indemnify, defend, and hold the other Party harmless from and against any and all costs, expenses or liability for commissions or other compensation or charges claimed by or awarded to any broker or agent with respect to this Lease. The Parties acknowledge that this representation and indemnity obligation applies only with respect to commissions associated with this Lease and not those commissions which may be due under the Sale Agreement.

## **SECTION 26. GOVERNING LAW.**

This Lease shall be construed and interpreted and the rights of the Parties determined in accordance with the laws of the state of Oregon (without reference to the choice-of-law provisions of Oregon law); provided further, that

respect to matters of law concerning the internal corporate affairs of any corporate entity which is a party to or the subject of this Lease, and as to those matters, the law of jurisdiction under which such entity derives its powers shall govern.

#### **SECTION 27. NONWAIVER.**

No delay by either Party in promptly enforcing any right or remedy set forth in this Lease shall be deemed a waiver thereof, and that right or remedy may be asserted at any time after the delaying Party becomes entitled to the benefit of such right or remedy notwithstanding such delay.

#### **SECTION 28. CAPTIONS.**

The Section headings of this Lease are for descriptive purposes only and in no way define, limit or describe the scope, intent or meaning of this Lease.

#### **SECTION 29. CONSENT.**

Except where otherwise specifically provided in this Lease to the contrary, whenever a Party's consent is required under this Lease, such Party shall not unreasonably withhold its consent.

#### **SECTION 30. LIMITATION ON LIABILITY.**

Notwithstanding anything to the contrary in this Lease, except to the extent damages are caused by the negligence of Landlord and its agents and employees, Tenant hereby releases Landlord, its agents and employees from (i) damage to Tenant's property, (ii) damage arising out of the acts, including criminal acts, of third parties, (iii) consequential damages, and (iv) any damage, cause or matter that exceeds the value of Landlord's interest in the Property. With respect to any obligations of Landlord to Tenant under this Lease, Tenant's sole and exclusive remedy shall be a claim against the undersigned Landlord. Tenant agrees that, in the event of any actual or alleged Landlord Default of this Lease or in the event of any other claim or cause of action by Tenant, the recourse of Tenant against Landlord for any damages (over and above damages actually paid by available insurance, if any) will be limited to, and any judgment against Landlord shall be satisfied only out of, the Property; no other assets of Landlord shall be subject to levy, execution or other enforcement procedure for the satisfaction of any judgment in favor of Tenant against Landlord. Any claims by Tenant against Landlord will be limited to actual damages only and will not, under any circumstances, include consequential damages or punitive damages. In no event shall Tenant have the right to terminate this Lease nor to offset payments due hereunder by reason of a Landlord Default.

#### **SECTION 31. TIME OF THE ESSENCE AND HOLIDAYS.**

Time is of the essence of each and every provision hereof. If the final date of any period of time set forth herein occurs on a Saturday, Sunday or legal holiday, then in such event, the expiration of such period of time shall be postponed to the next day which is not a Saturday, Sunday or legal holiday.

#### **SECTION 32. COMPLETE AGREEMENT; NO IMPLIED COVENANTS.**

This Lease and the attached Exhibits and schedules, if any, contain the entire agreement of the Landlord and Tenant concerning the Leaseback of the Property, and all prior written and oral agreements and representations between the Parties are void. Landlord and Tenant agree that there are no implied covenants or other agreements between the

Parties except as expressly set forth in this Lease. Neither Landlord nor Tenant is relying on any representations of the other Party except those expressly set forth herein.

### **SECTION 33. SUCCESSORS.**

This Lease shall bind and inure to the benefit of the Parties, their respective heirs, successors, and permitted assigns.

### **SECTION 34. SEVERABILITY.**

If any clause or provision of this Lease is or becomes illegal, invalid, impossible to perform or unenforceable under present or future laws effective during the Term, such clause shall be severable from this Lease and the Parties intend that the remainder of this Lease shall not be affected and, if the remainder of this Lease results in an invalid or incomplete agreement, the Parties intend that in lieu of the severed clause, there be added a clause or provision as similar in terms possible and which is legal, enforceable and equitable to complete the agreement.

### **SECTION 35. EFFECT ON EXPIRATION OR TERMINATION.**

Upon the expiration or other termination of this Lease, neither party shall have any further obligation or liability to the other except as otherwise expressly provided in this Lease and except for such obligations as by their nature or under the circumstances can only be, or by the provisions of this Lease, may be, performed after such expiration or other termination; and, in any event, unless otherwise expressly provided in this Lease, any obligation of Tenant, including but not limited to liability for a payment (including, without limitation, Additional Rent, herein) which shall have accrued prior to the expiration or other termination of this Lease shall survive the expiration or other termination of this Lease.

*[signatures on next page]*



IN WITNESS WHEREOF, the duly authorized representatives of the Parties have executed this Lease:

LANDLORD: NBP Capital, LLC, a Delaware limited liability company

TENANT: MULTNOMAH COUNTY,  
an Oregon political subdivision

By: Noecker, LLC, a Delaware limited liability company, its Manager

By: \_\_\_\_\_

By: \_\_\_\_\_

Name/Title: Lauren Noecker, Manager

Name/Title: Deborah Kafoury, Chair

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Reviewed:  
JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By: \_\_\_\_\_  
Jed Tomkins, Assistant County Attorney

Date: \_\_\_\_\_

THIS DOCUMENT AND ANY ATTACHMENTS HERETO HAVE BEEN PREPARED FOR SUBMISSION TO YOUR ATTORNEY FOR REVIEW AND APPROVAL PRIOR TO SIGNING. NO REPRESENTATION OR RECOMMENDATION IS MADE BY COMMERCIAL ASSOCIATION OF BROKERS OR BY THE REAL ESTATE LICENSEES INVOLVED WITH THIS DOCUMENT AND ANY ATTACHMENTS HERETO AS TO LEGAL SUFFICIENCY OR TAX CONSEQUENCES. THIS FORM SHOULD NOT BE MODIFIED WITHOUT SHOWING SUCH MODIFICATIONS BY REDLINING, INSERTION MARKS, EXHIBITS OR ADDENDA.

EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 58, CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon.

EXHIBIT C

(Attached.)

## EXHIBIT C-1

### Department of County Management



### Risk Management, Property and Liability Programs

9 May 2018

Address of Recipient  
Address of Recipient  
Address of Recipient

Re: Multnomah County – Self-Insured Liability Program & Self-Insured Workers' Compensation Program

To Whom It May Concern:

The purpose of this letter is to inform you of Multnomah County's self-insurance program. The County is self-insured for Workers' Compensation up to \$1,000,000. Excess coverage is carried over this self-insured level. Multnomah County is also self-insured for liability, including but not limited to bodily injury, property damage and host liquor liability, up to \$1,000,000 per occurrence.

The County maintains an insurance fund from which to pay all costs and expenses relating to claims for which they are self-insured. The County carries a follow form excess insurance policy of \$9,000,000 over this self-insured level. The County will not add any entity or person to this policy as a scheduled "Additional Insured" however blanket additional insured language of the County's follow form excess policy can be provided on request.

Please let me know if you have any questions. My number is (503) 988-5851.

Sincerely,

A handwritten signature in black ink, appearing to read "Casey O'Donnell".

Casey O'Donnell  
Property and Liability Risk Specialist  
Finance & Risk Management Division  
(503) 988-5851  
[casey.odonnell@multco.us](mailto:casey.odonnell@multco.us)

## EXHIBIT C-2



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/12/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brown & Brown Northwest 2701 NW Vaughn St., Suite 340 Portland OR 97210		<b>CONTACT NAME:</b> Michaelene Thomas, CIC, ARM <b>PHONE (A/C, No. Ext):</b> (503)274-6511 <b>FAX (A/C, No):</b> (503)274-6524 <b>E-MAIL ADDRESS:</b> mthomas@bbnw.com															
<b>INSURED</b> Multnomah County Multnomah County Risk Mgt 501 SE Hawthorne Blvd Ste #400 Portland OR 97214		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Allied World Insurance Company</td> <td>22730</td> </tr> <tr> <td>INSURER B: Allied World National Assurance Co</td> <td>10690</td> </tr> <tr> <td>INSURER C: Midwest Employers Casualty Co</td> <td>23612</td> </tr> <tr> <td>INSURER D: Allied World Assurance Company (US)</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Allied World Insurance Company	22730	INSURER B: Allied World National Assurance Co	10690	INSURER C: Midwest Employers Casualty Co	23612	INSURER D: Allied World Assurance Company (US)		INSURER E:		INSURER F:	
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INSURER E:																	
INSURER F:																	

## COVERAGES

CERTIFICATE NUMBER: CL177651367

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>Professional Liability</b> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			5110-0047-01	7/1/2017	7/1/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 1,000,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			5110-0047-01	7/1/2017	7/1/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			5111-0056-01 Excess of Underlying	7/1/2017	7/1/2018	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	EWC009186 Excess of WC Limit: \$50,000,000 WC SIR: \$1,000,000	7/1/2016	7/1/2018	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	<b>Healthcare Professional Liability</b>			0304-7617 Claims Made 7/1/07 Retro	7/1/2017	7/1/2018	Per Claim & Aggregate \$10,000,000 Retention: \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Operations of Insured

## CERTIFICATE HOLDER

## CANCELLATION

Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

R Graybeal, CPCU, ARM

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Department of County Management



Risk Management, Property and Liability Programs

9 February 2015

**Multnomah County  
Certificate of Automobile Liability Insurance**

This certifies that Multnomah County, Oregon, has established an insurance fund and is self-insured for third-party bodily injury, personal injury and property damage claims arising from use of Multnomah County's motor vehicles.

INSURED: Multnomah County  
VEHICLE: All vehicles registered to or leased by Multnomah County  
POLICY: County Code Ordinances 7.101 and 7.104  
POLICY TERM: Continuous

THIS INSURANCE COMPLIES WITH ORS 806.130 AND OAR 735.050.0020

Risk Services Manager Michelle E. Carr Date Issued 2/9/2015

**Oregon Department of Transportation Non-Expiry Certificate Number 28**

This certificate issued by the:  
Finance and Risk Management Division  
Multnomah County  
501 SE Hawthorne Blvd., Suite 400  
Portland OR 97214



Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

DMV Services  
1905 Lana Avenue NE  
Salem OR 97314

FILE CODE:

September 10, 2007

Helen Barkley  
Multnomah County  
501 SE Hawthorne Blvd., Ste 400  
Portland OR 97214

RE: Self-insurer under ORS 806.130 and OAR 735-050-0020

Your application for a self-insurance certificate has been approved.

*Certificate number 28 is a non-expiry certificate.*

*Please place a copy of this certificate in each vehicle covered under the certificate.*

*Contact DMV if any changes on the application occur.*

If you have any questions, please call me at (503) 945-5027.

Sincerely,

James Wilborn  
Office Specialist 2  
Accident Reporting Unit  
FAX (503) 945-5267

RECEIVED

SEP 12 2007

RISK MANAGEMENT



EXHIBIT D  
BILL OF SALE

(Attached.)



EXHIBIT D  
BILL OF SALE

\_\_\_ a \_\_\_ ("Seller"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, transfer, convey and deliver to \_\_\_, a \_\_\_ ("Buyer"), its successors and/or assigns:

All of the personal property owned by Seller (collectively, "Personal Property") located in or on the real property located at \_\_\_ in the City of \_\_\_, County of \_\_\_, State of \_\_\_, which Personal Property is more particularly described on Schedule 1 attached hereto and incorporated herein by reference.

Seller hereby covenants with Buyer that said Personal Property is free and clear of and from all encumbrances, security interests, liens, mortgages and claims whatsoever and that Seller is the owner of and has the right to sell same. Seller, on behalf of itself and its successors, does hereby warrant and agree to defend the title in and to said Personal Property unto Buyer, its successors or assigns against the lawful claims and demands of all persons claiming by or through Seller.

IT IS UNDERSTOOD AND AGREED THAT BUYER HAS EXAMINED THE PERSONAL PROPERTY HEREIN SOLD AND THAT THIS SALE IS MADE "AS IS, WHERE IS" AND SELLER DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTY OTHER THAN THE WARRANTY OF TITLE SET FORTH ABOVE, AS TO THE PERSONAL PROPERTY INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Buyer and Seller agree that this Bill of Sale shall be effective upon the delivery thereof by Seller to Buyer.

IN WITNESS WHEREOF, the parties have caused this Bill of Sale to be executed this \_\_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_.

SELLER:

\_\_\_\_\_

BUYER:

\_\_\_\_\_

# REAL PROPERTY LEASE

Multnomah County Lease Number: L-159

## SECTION 1. LEASE TERMS.

- 1.1 Date of Lease September 14, 2018
- 1.2 Tenant: **MULTNOMAH COUNTY**,  
an Oregon political subdivision  
Notice Address: Multnomah County – Facilities & Property Mgt.  
ATTN.: Lease Administration  
401 North Dixon Street  
Portland, OR 97227  
  
Additional Notice Address  
For Purposes of Section 18  
Of this Lease: Jed Tomkins  
Senior Assistant County Attorney  
Office of the Multnomah County Attorney  
501 SE Hawthorne Blvd., Suite 500  
Portland, Oregon 97214
- 1.3 Landlord: NBP Capital, LLC, a Delaware limited liability  
company registered to transact business in Oregon  
  
Notice Address: 9 SE Third Avenue, Suite 100,  
Portland, Oregon 97214  
ATTN: Lauren Noecker  
email: lauren@nbpcapital.com  
  
Address For Payment of Rent: Same as Notice Address
- 1.4 Property: That certain real property defined as the “Property” sold through that certain and separate PURCHASE AND SALE AGREEMENT, MULTNOMAH COUNTY COURTHOUSE (September 14, 2018) (“Sale Agreement”). The Property is developed with the Multnomah County Courthouse and as that term is further defined in the Sale Agreement (“Building”).
- 1.5 through 1.10 [Intentionally Omitted.]
- 1.11 Permitted Use of Property:  
Tenant’s operation and exclusive occupation and control of the Property for courthouse purposes in accordance with Tenant’s historical and customary practice and Oregon law.
- 1.12 Term of Lease: Term: Twenty four (24) whole calendar months,  
plus the number of days from the Lease  
Commencement Date to the end of the month  
in which the Closing Date occurs.

Lease Commencement Date: The Closing Date, including the time of Closing on such date, as those terms are defined in the Sale Agreement.

Lease Expiration Date: The last day of the Term; or such earlier date selected by Tenant that is ninety (90) days after Tenant provides Landlord written notice of Tenant's intent to vacate the Property.

Rent Commencement Date: Same as Lease Commencement Date.

1.13 Base Rent: As set forth in Table 1.14 – Base Rent below.

1.14 Options to Renew:  
As long as Tenant is not in default under this Lease beyond the applicable cure period, if any, at the time of exercise, Landlord hereby grants Tenant two options to extend the Term of this Lease, specifically the Lease Expiration Date, for an additional period of two months each ("Extension Term #1" and "Extension Term #2"). Tenant shall exercise the option, if at all, by giving Landlord at least sixty (60) days written notice before the expiration of the Lease. All Lease terms shall remain the same during any Extension Term except for the Base Rent as noted in Table 1.14.

**Table 1.14 – Base Rent**

<b>Term Period</b>	<b>Base Rent</b>
Lease Commencement Date through Lease Expiration Date.	\$0.00 per month.
Extension Term #1	\$50,000.00 per month.
Extension Term #2	\$100,000.00 per month.

1.15 Prepaid Rent: None.

1.16 Security Deposit: \$100,000.00

1.17 Broker(s): Landlord's Agent: Not Applicable.  
Tenant's Agent: Not Applicable.

1.18 Guarantors: Not Applicable.

1.19 Exhibits:  
The following Exhibits are attached hereto and incorporated as a part of this Lease:

Exhibit A – Property Description

Exhibit B – Not Applicable.

Exhibits C-1 through C-3 – Tenant's Insurance Program

THIS REAL PROPERTY LEASE ("Lease") is made and entered into between Landlord and Tenant on the Date of Lease set forth in Section 1.1. The terms used in Section 1 of this Lease shall have the meanings and definitions given in that Section ("Lease Terms"). The Lease Terms, the Exhibits, any Addendum or Addenda described in the Lease Terms or attached to this Lease, and this Lease agreement are and shall be construed as a single instrument and are hereinafter referred to as the "Lease."

Now, therefore, for valuable consideration, Landlord and Tenant covenant and agree as follows:

## **SECTION 2. LEASE OF PROPERTY.**

2.1 Lease Agreement. Commencing on the Lease Commencement Date and subject to the terms and conditions of this Lease, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, on a "triple-net" basis, the Property for the Term set forth in this Lease. As a triple-net lease, Tenant is solely responsible, at its sole expense, for all real estate taxes, property insurance, and maintenance and repair of the Property as set forth in this Lease.

2.2 Tenant acknowledges that it owned and operated the courthouse in the Property for many years immediately prior to the Lease Commencement Date and is familiar with the condition of the Property; further, Tenant acknowledges that at no time, whether prior to the Lease Commencement Date or during the Term, has Landlord held any duty of maintenance or repair of the Property nor has Landlord conducted or assisted in any development, re-development, or renovation of the Property. By acceptance of possession of the Property hereunder, Tenant acknowledges that Tenant accepts the Property "AS IS" and "WHERE IS" and as suitable for Tenant's intended use, in good and sanitary operating order, condition and repair, Tenant has no knowledge of any claim or assertion of any noncompliance with the applicable law, and without representation or warranty by Landlord as to the condition, use or occupancy which may be made thereof. Landlord has not made any promise to alter, remodel, repair or improve the Property, and no representation, express or implied, respecting any matter or thing relating to the Property or this Agreement, including, without limitation, the condition of the Property.

2.3 Expiration Date. The Expiration Date of this Lease shall be the date stated in Section 1.12 of the Lease Terms. Promptly after determination of the Closing Date pursuant to the Sale Agreement, the Parties shall mutually confirm in writing the actual Lease Commencement Date and Lease Expiration Date in accordance with Section 1 of this Lease ("Material Dates Agreement"). Upon execution, the Material Dates Agreement shall become a part of the terms of this Lease. In the event of any conflict or ambiguity of terms, Sections 1 and 2 of this Lease shall control over the Material Dates Agreement.

## **SECTION 3. RENT PAYMENT.**

3.1 Rent. The rent shall be and consist of Base Rent (herein called "Base Rent") and Additional Rent (herein called "Additional Rent"). For purposes of this Lease, Base Rent and Additional Rent are referred to collectively as "Rent." Base Rent shall be the amount indicated in Table 1.14. Additional Rent shall consist of all other sums of money as shall become due from and payable by Tenant to Landlord under this Lease. All Rent shall be paid in lawful money of the United States of America to Landlord at its office or such other place as Landlord shall designate by notice to Tenant. Tenant shall pay the Base Rent and Additional Rent promptly when due without notice or demand therefore and without any abatement, deduction or setoff for any reason whatsoever. Except as otherwise provided in this Lease with respect to the payment of Additional Rent, Rent is payable by Tenant in advance on the first day of each month commencing on the Rent Commencement Date. Rent for any partial calendar month shall be prorated based on a thirty (30)-day month for the number of days during that partial month the Property is occupied by Tenant.

3.2 Disputes. If Tenant disputes any Rent under this Section 3, Tenant shall give notice to Landlord not later than thirty (30) days after receipt of the notice from Landlord describing the charge or adjustment in question, and in no event later than thirty (30) days after expiration or earlier termination of this Lease. If Tenant fails to give such notice to Landlord, the charge or adjustment by Landlord shall be conclusive and binding on Tenant. If Tenant delivers timely notice, Tenant shall timely pay the disputed Rent, without prejudice to Tenant's dispute or position, and the dispute shall be resolved by the Parties through consultation in good faith within thirty (30) days. If the Parties are unable to resolve the dispute, the challenged charge or adjustment shall be conclusively resolved by an independent certified public accountant mutually selected by the Parties, whose decision shall be final and binding on the Parties. Tenant shall pay the fee charged by the accountant selected to decide the matter. If the accountant determines that the Rent actually due does not exceed five percent (5%) of the challenged amounts, Tenant shall pay (a) the entire cost of the accountant's fee; and (b) all reasonable out-of-pocket costs and expenses incurred by Landlord in responding to the challenge. In the alternative, if the accountant determines that the Rent actually due exceeds five percent (5%) of the challenged amounts, Landlord shall pay (i) the entire cost of the accountant's fee, and (ii) all reasonable out-of-pocket costs and expenses incurred by Tenant in challenging such charge or adjustment. Nothing herein shall be deemed to alter any other obligations of Tenant as required by this Lease.

3.3 Late Charge; Interest. Rent not paid when due shall bear interest until paid at the lesser of (i) the rate of one and one-half percent (1 ½%) per month, or (ii) the maximum rate of interest then permitted by law. Landlord may impose a late charge of the greater of (a) five percent (5%) of Rent then due or (b) \$50 for each payment of Rent made more than five (5) days late (the "Late Charge"). Tenant agrees that late payment by Tenant to Landlord of any Rent or other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, that the exact amount of such costs are extremely difficult and impracticable to ascertain, and that the Late Charge is not a penalty but represents a fair and reasonable estimate of the costs that Landlord will incur by reason of any such late payment. The imposition or collection or failure to impose or collect such a Late Charge shall not be deemed a waiver by Landlord of any other remedies available for Tenant's default of this Lease. In addition to the Late Charge, Tenant shall pay Landlord an additional charge of \$75 for any checks returned due to insufficient funds.

3.4 Security Deposit. On or before the Lease Commencement Date, Tenant shall pay to Landlord the sum set forth in Section 1.16 of this Lease as security for the full and faithful performance and observance by Tenant of Tenant's covenants and obligations under this Lease and Tenant shall not be entitled to interest thereon (the "Security Deposit"). Landlord shall have the right to commingle the Security Deposit with Landlord's other funds. If Tenant defaults in the full and prompt payment and performance of any of Tenant's covenants and obligations under this Lease, including, but not limited to, the payment of Base Rent and Additional Rent, Landlord may use, apply or retain the whole or any part of the Security Deposit so deposited to compensate Landlord for damages caused by such default or for the payment of any Base Rent and Additional Rent or any other sums as to which Tenant is in default or for any such sums which Landlord may expend or may be required to expend by reason of Tenant's default. If any part of the Security Deposit is so used, applied or retained, then within ten (10) days of written notice Tenant shall deposit an equal amount with Landlord to restore the Security Deposit. Tenant hereby grants to Landlord a security interest in the Security Deposit. If Tenant shall fully and faithfully comply with all of Tenant's covenants and obligations under this Lease, the Security Deposit or any balance thereof shall be returned or paid over to Tenant after the date on which this Lease shall expire or sooner end or terminate.

## SECTION 4. USE OF PROPERTY.

4.1 Permitted Use. Tenant may use the Property for Tenant's Permitted Use and for no other purpose without Landlord's written consent, which may be withheld in Landlord's sole discretion. Tenant shall not cause any nuisance nor permit any objectionable fumes or smoke to be emitted from the Property.

4.2 Compliance with Laws. As of the Lease Commencement Date and throughout the Term of Lease, Tenant shall at its sole expense promptly comply and cause the Property to comply with all Laws applicable to the Property, including but not limited to the ADA and environmental laws ("Legal Requirements"). Tenant shall indemnify and hold harmless Landlord and Landlord's directors, officers, members, agents and employees for, regarding from and against any and all claims and losses arising from or in connection with the violation of Legal Requirements occurring in, at or about the Property; together with all costs, expenses and liabilities incurred or in connection with each such claim, action, proceeding or appeal, including, without limitation, all attorneys' fees and expenses

## **SECTION 5. TAXES**

5.1 Within fifteen (15) days of written notice from Landlord, Tenant shall reimburse Landlord for all Real Property Taxes levied against the Property during the Term of the Lease, which shall be considered Additional Rent. For purposes of this Lease, the term "Real Property Taxes" means all real estate taxes, assessments, personal property taxes, charges, rates, duties and assessments rated, levied or imposed by any governmental authority with respect to the Property, any tax in lieu of a real property tax, the cost of contesting any such tax or assessment, and any form of fee or charge imposed on Landlord as a direct consequence of owning or leasing the Property, including but not limited to Rent taxes, gross receipt taxes, leasing taxes, or any fee or charge wholly or partially in lieu of or in substitution for or to supplement ad valorem real property taxes or assessments, whether now existing or hereafter enacted.

5.2 Tenant, at its sole cost and expense, may apply for, and is solely responsible for applying for, exemption from Real Property Taxes as provided by law. At Tenant's request, Landlord will provide information reasonably required for Tenant to apply for such exemption. Any exemption granted as a result of any such application shall accrue for the sole benefit of Tenant, such that the total compensation paid by Tenant under this Lease has been established to reflect the savings of below market rent resulting from the exemption from taxation.

5.3 If, on the Commencement Date, the Property is presently subject to Real Property Taxes, Tenant shall only be responsible for a pro rata share of such Real Property Taxes that reflects the Lease Term in proportion to the whole of the term of the Real Property Taxes.

## **SECTION 6. MAINTENANCE AND REPAIR.**

Tenant shall, throughout the Term and at no expense whatsoever to Landlord, take good care and maintenance of the Property, including all improvements hereafter erected thereon, and shall not do or suffer any waste with respect thereto. Tenant shall promptly report to Landlord damage or any injury occurring in or to the Property. Tenant shall promptly make all repairs, interior and exterior, structural and non-structural, ordinary as well as extraordinary, foreseen as well as unforeseen, necessary to keep the Building and other improvements, including, without limitation, the roof, mechanical, plumbing, electrical, and other Building systems, in lawful order and in at least as good condition as such improvements are in on the Lease Commencement Date, excepting reasonable wear and tear, Major Damage, or Taking. All Tenant maintenance and repair work shall be performed only by a licensed contractor meeting, at a minimum, Tenant's standard services procurement standards both historically established for the Property and presently maintained for Tenant's portfolio of facilities. Tenant shall keep and maintain all portions of the Property in a clean and orderly condition, free of accumulation of water, dirt, rubbish, snow and ice, and Tenant shall not permit or suffer any overloading of the floors of the Building. Landlord shall not be responsible for the cost of any alterations or repairs to the Property of any nature whatsoever, structural or otherwise, whether or not now in the contemplation of the Parties. If the cost of any maintenance or repair work is reasonably expected to cost more than \$100,000, Tenant shall obtain Landlord's prior written consent, which shall not be unreasonably withheld, before commencing such work; for purposes of this sentence, Landlord's prior written consent is required for the sole purpose of allowing Landlord to ensure that any such work will not interfere with Landlord's intended use of the Property after termination of this Lease and not for the purpose of reviewing and approving any specific architectural, engineering, or other

construction, maintenance or repair plans. If Tenant fails to repair and maintain the Property in good operating order, Landlord reserves the right in its sole discretion to perform the necessary repairs and maintenance of the Property subject to reimbursement from Tenant for the full cost of such repairs and maintenance. Upon written notice from Landlord, Tenant shall reimburse Landlord for the full cost of Landlord's repairs and maintenance, which shall be considered Additional Rent.

## **SECTION 7. ALTERATIONS.**

7.1 Alterations by Tenant. Tenant shall not make any alterations, additions, or improvements ("alterations") to the Property without first having obtained Landlord's prior written consent, which consent Landlord may withhold in Landlord's sole discretion. If Landlord consents in writing to any proposed alteration of the Property, Tenant shall (A) only contract with a Landlord-approved contractor for the performance of such alterations, (B) obtain all necessary governmental permits and approvals and deliver copies thereof to Landlord, (C) cause all alterations to be completed promptly in compliance with Landlord-approved plans and specifications with all due diligence in a good and workmanlike manner, and (D) pay the full cost for such alterations, additions, or improvements. Except for removable machinery and unattached movable trade fixtures, all alterations, wiring, cables or conduit installed by Tenant shall immediately become part of the Property, with title vested in Landlord. Landlord may, in its sole discretion, require that Tenant remove any such alterations, wiring, cables or conduit installed by or for Tenant after the Lease Commencement Date and restore the Property to good condition and repair upon expiration or earlier termination of this Lease. Any contractor used by Tenant for any work in the Property shall be subject to review and approval by Landlord, and Landlord may post notices of nonresponsibility in connection with any work being performed in the Property by or at the request of Tenant. All work in the Property by or at Tenant's request must comply with all applicable Laws. Tenant shall not permit any liens to attach to the Property or Tenant's interest in the Property as a result of any work performed by or at Tenant's request.

7.2 Alterations by Landlord. Landlord shall not make any alterations, additions, or improvements ("Alterations") to the Property without first having obtained Tenant's prior written consent, which consent shall not be unreasonably withheld. If Tenant consents in writing to any proposed Alteration of the Property, Landlord shall cause all such Alterations to be completed promptly and in compliance with Tenant-approved plans and specifications with all due diligence in a good and workmanlike manner and in compliance with all laws. Landlord shall not permit any liens to attach to the Property or Tenant's interest in the Property as a result of any work performed by or at Tenant's request. .

## **SECTION 8. UTILITIES AND SERVICES.**

8.1 General. Tenant shall pay all charges for electricity, water, gas, telephone and other utility services furnished to the Property during the Lease Term and for all inspections, governmental fees and other like charges associated therewith. Landlord shall advise Tenant which utility charges Tenant shall pay directly to the utility provider and which utility charges Landlord will pay and invoice Tenant for reimbursement, which designations Landlord can change at any time during the Term of Lease in its sole discretion. Within twenty (20) days of written notice from Landlord, Tenant shall reimburse Landlord for the utility charges, which shall be considered Additional Rent. Landlord makes no representation or warranty whatsoever as to the types, quantities, availability or costs of any and all utility services for the Property

Tenant shall comply with all Laws concerning the use or reduction of use of utilities in the Property. Unless caused by the intentional act of Landlord, interruption of any service or utility shall not render Landlord liable to Tenant for damages, relieve Tenant from performance of Tenant's obligations under this Lease or be deemed an eviction or disturbance of Tenant's use and possession of the Property. Tenant shall install surge protection systems for power provided to the Property, and Tenant releases Landlord from all liability for any damage caused by any electrical surge.

## SECTION 9. SIGNS AND OTHER INSTALLATIONS.

All signs installed by Tenant shall comply with all applicable codes and shall be subject to Landlord's prior written consent, which shall not be unreasonably withheld. All signs and sign hardware shall be removed by Tenant, at Tenant's sole cost and expense, upon termination of this Lease. Landlord hereby consents to all signs installed at the Property prior to the Lease Commencement Date.

## SECTION 10. INSURANCE AND INDEMNITY.

10.1 Tenant's Insurance. Tenant is self-insured for liability, automobile and worker's compensation as set forth in Exhibits C-1 through C-3 and Tenant shall be responsible for insuring its personal property and trade fixtures located on the Property and any alterations or tenant improvements Tenant makes to the Property (together, "Tenant's Insurance Program"). At Tenant's sole cost, Tenant shall maintain (including any necessary renewals) Tenant's Insurance Program throughout the Term and shall provide to Landlord documentation demonstrating the same reasonably requested by Landlord. Tenant shall notify Landlord at least thirty (30) days in advance of any material change to Tenant's Insurance Program. For purposes of Tenant's follow form excess insurance policy, Landlord is required to be an additional insured and shall be named an additional insured or, due to the requirement in this sentence, otherwise deemed an additional insured for purposes of any blanket additional insured provision within such policy.

If Tenant fails to maintain Tenant's Insurance Program at any time during the Term of Lease, Tenant shall immediately obtain and keep in force during the remaining Term of Lease a policy of personal injury, bodily injury, automobile insurance and property insurance, naming Landlord as an additional insured as its interest may appear from time to time, against any liability arising out of Tenant's use, occupancy, or maintenance of the Property. Such insurance shall provide coverage for and shall be in an amount of not less than \$2,000,000 for injury to or death of one person in any one accident or occurrence and in an amount of not less than \$2,000,000 for injury to or death of more than one person in any one accident or occurrence. Tenant shall also immediately obtain and keep in force during the remaining Term of Lease workers' compensation insurance in full compliance with applicable state or jurisdictional statutory requirements. Tenant will provide Landlord with a copy of a certificate evidencing such insurance.

At all times during the Lease Term and any extensions or renewals, Tenant agrees to cause Tenant's agents, contractors, or subcontractors to keep and maintain commercial general liability insurance with limits of liability not less than \$1,000,000.00, workers' compensation insurance in full compliance with applicable state or jurisdictional statutory requirements, and other forms of insurance as may from time to time be required by law or may otherwise be necessary to protect Landlord and the Property from claims of any person who may at any time work on the Property, whether as a servant, agent, or employee of Tenant or otherwise, in Landlord's sole discretion. This insurance shall be maintained at the expense of Tenant or Tenant's agents, contractors, or subcontractors and not at the expense of Landlord.

10.2 Landlord's Insurance. During the Term, Landlord shall maintain in full force and effect a policy or policies of insurance covering the Property, which shall provide coverage against such risks as are commonly covered under a "special form/all-risk" policy (including earthquake and/or flood coverage, at Landlord's election in its sole discretion), together with other insurance as Landlord deems necessary and all deductibles paid under all such policies of insurance, in Landlord's sole discretion. Such insurance shall contain such policy limits and deductibles, shall be obtained through such insurance company or companies, and shall be in such form as Landlord deems appropriate in its sole discretion. All insurance proceeds payable under Landlord's casualty insurance carried hereunder shall be payable solely to Landlord, and Tenant shall have no interest therein. Tenant acknowledges that Landlord's costs for any and all Landlord insurance related to the Property shall be reimbursed by Tenant. Within twenty (20) days of written notice from Landlord, Tenant shall reimburse Landlord for the cost of Landlord's insurance, which shall be considered Additional Rent.



10.3. Tenant's Indemnity. Tenant shall indemnify and hold Landlord, its officers, agents, invitees, and employees harmless against any and all claims and demands arising from: (i) the negligence of Tenant, Tenant's officers, agents, invitees, licensees, contractors and/or employees; (ii) Tenant's failure to comply with any covenant of this Lease on Tenant's part to be performed; (iii) the use or occupancy of the Property by Tenant, Tenant's officers, agents, invitees, contractors and/or employees; (iv) any accident, injury to or death of Tenant, Tenant's officers, agents, invitees, licensees, contractors and/or employees; (v) any breach or default in the performance of any obligation on Tenant's part or to be performed under this Lease; or (vi) the performance of any labor or services or the furnishing of any materials or other property in respect of the Property or any part thereof at the request of Tenant, or its officers, directors, agents and employees. Tenant shall, at Tenant's own expense, defend Landlord against any and all such suits or actions arising out of the matters set forth in this Section 10.3, and all appeals therefrom and shall satisfy and discharge any judgment which may be awarded against Landlord in any such suit or action. The provisions of this Section 10.3 shall survive the termination or expiration of this Lease.

10.4 Landlord's Indemnity. Landlord shall indemnify, defend, and hold harmless Tenant and its officers, subtenants, agents, invitees, and employees from any claim, liability, damage, or loss, or any cost or expense in connection therewith (including reasonable attorney fees), arising out of (a) any damage to any person or property occurring in, on or about the Property as the result of the gross negligence or willful misconduct of Landlord, its officers, employees, contractors, agents or invitees, and/or (b) Landlord's breach or violation of any term of this Lease. The provisions of this Section 10.4 shall survive the termination or expiration of this Lease.

10.5 Waiver of Claims and Subrogation. Landlord and Tenant each hereby releases and waives any and all rights to recover from or proceed against the other Party and its employees, agents and contractors, for loss or damage to any property of the releasing Party or any person claiming through the releasing Party arising from any of the risks covered by property insurance or self-insurance maintained or required under this Lease to be maintained by the releasing Party under this Lease. Landlord and Tenant shall each cause their insurance policies to contain a waiver of subrogation provision consistent with the foregoing. The above waiver of claims and subrogation applies whether or not there are any deductibles or self-insurance.

## **SECTION 11. EMINENT DOMAIN.**

If any substantial portion of the Property shall be permanently taken under any right of eminent domain, or any transfer in lieu thereof ("Taking") and such Taking renders the Property, in the reasonable opinion of Tenant and Landlord, unsuitable for Tenant's use, then either Party may terminate this Lease by giving thirty (30) days' prior written notice to the other Party, and such termination shall be effective on the date possession of the Property, or portion thereof is delivered to the condemning authority. If this Lease is not so terminated, then Base Rent shall be reduced, but not to an amount less than zero dollars (\$0.00), for the remainder of the Term in an amount proportionate to the reduction in area of the Premises caused by the taking.. Any and all awards payable by the condemning authority in connection with a Taking shall be the sole property of Landlord; provided, however, that nothing contained herein shall prevent Tenant from prosecuting a separate claim for the value of its interest in the Property, so long as that award does not diminish the award that Landlord would otherwise be entitled to as a result of the Taking.

## **SECTION 12. FIRE OR CASUALTY.**

In case of Major Damage to the Property, Landlord or Tenant may jointly elect to terminate this Lease in writing. "Major Damage" shall mean damage to the Property by fire or other casualty (i) which causes any substantial portion of the Property to be unusable, or (ii) the repair of which will cost more than ten percent (10%) of the replacement value of the Property (iii) or which is not required under this Lease to be covered by insurance. If the Parties do not terminate this Lease after any Major Damage, or if damage occurs to the Property which is not Major Damage, Landlord

shall promptly restore the Property to a condition to which the Parties mutually agree that at a minimum allows for continued operation of the Permitted Use, and this Lease shall continue in full force and effect. In the event of any damage to the Property by fire or other casualty, Tenant shall promptly repair and restore all tenant improvements or alterations installed or paid for by Tenant after the Lease Commencement Date or pay the cost of such restoration to Landlord if Landlord performs such restoration.

### **SECTION 13. ASSIGNMENT; SUBLETTING.**

Tenant shall not assign, sublease or encumber its interest under this Lease in any way without having first provided thirty (30) days' written notice to Landlord and thereafter obtained Landlord's written consent. Tenant shall deliver written notice of Tenant's desire to assign this Lease, and Landlord's consent can be withheld, conditioned or delayed in Landlord's sole discretion. No assignment, sublease or encumbrance shall relieve Tenant of its obligation to pay rent or perform other obligations required by this Lease, and no consent to one assignment, sublease or encumbrance shall be a consent to any further assignment. As a condition to Landlord's prior written consent as provided for in this Section, Tenant and the transferee shall execute an agreement prepared by Landlord under which the transferee agrees, among other matters, to comply with and be bound by all of the terms, covenants, conditions, provisions and agreements of this Lease. Landlord shall require as a condition of granting consent to an assignment, sublease or encumbrance that Tenant shall pay to Landlord all profits from the transfer determined by the total consideration payable directly or indirectly to or for the benefit of Tenant or its designee for the transferred interest.

### **SECTION 14. DEFAULT.**

14.1 Events of Default. Each of the following shall be an Event of Default by Tenant under this Lease:

14.1.1 Failure by Tenant to pay Rent or any other charge due under this Lease within ten (10) days after receipt of written notice from Landlord that the same is then due.

14.1.2 Tenant's failure to execute and deliver to Landlord the documents described in Section 18 or 22 within ten (10) days after written notice from Landlord.

14.1.4 Assignment, sublet or encumbrance of Tenant's interest under this Lease in violation of Section 13.

14.1.5 Tenant's insolvency or assignment for the benefit of its creditors. Tenant's commencement of proceedings under any provision of any municipal bankruptcy or insolvency law or failure to obtain dismissal of any petition filed against it under such laws within the time required to answer; or the appointment of a receiver for all or any portion of Tenant's properties or financial records.

14.1.6 Failure by Tenant to comply with any other obligation of this Lease within thirty (30) days following written notice from Landlord specifying the failure (except in the case of emergency, in which event Landlord shall only be required to give such notice as is reasonable under the circumstances); provided, however, that if the nature of Tenant's default requires more than thirty (30) days to correct, Tenant shall not be deemed in default of this Lease so long as Tenant commences the cure of such failure within such thirty (30)-day period and thereafter, proceeds in good faith and with all diligence to complete such cure as soon as possible but in no event later than ninety (90) days after the date of Landlord's notice of default.

14.1.7 Tenant vacates the Property without providing Landlord written notice of Tenant's intent to vacate the Property as set forth in Section 1.12.

14.2 Landlord's Remedies for Default. Upon the occurrence of an Event of Default, Landlord's sole remedies shall be the right to recover: unpaid Rent; all costs incurred by Landlord in restoring the Property to good order and condition to the extent the need for such restoration arises as a direct consequence of an Event of Default; and all actual damages caused by the default, including attorneys' fees and costs, but not including consequential damages or punitive damages. Landlord may periodically sue Tenant to recover damages as they accrue, and no action therefor shall bar a later action for damages accruing thereafter. Notwithstanding any limitation on Landlord's remedies under this Lease, in the event of a breach or threatened breach by Tenant of any of its obligations under this Lease, Landlord shall also have the right to file a claim for specific performance and/or obtain an injunction. If Tenant fails to vacate the Property within four (4) months after the Lease Expiration Date, or the end of an Extension Term if Tenant timely exercises an option to renew set forth in Section 1.14, Landlord shall have the right, in addition to the other remedies set forth in this Section 14.2, to immediately or at any time thereafter re-enter the Property, or any part thereof, either by summary eviction proceedings or by any suitable action or proceeding at law, or by force or otherwise, without being liable to indictment, prosecution or damages therefor, and may repossess the same, and may remove any person therefrom, to the end that Landlord may have, hold and enjoy the Property.

14.3 Landlord's Right To Cure Default. Landlord may, but shall not be obligated to, make any payment or perform any obligation under this Lease that Tenant has failed to perform, as and when required hereunder. Tenant shall pay Landlord for all expenditures and costs incurred by Landlord in performing any obligation of Tenant, upon demand, with interest thereon at the rate of one and one-half percent per month (1.5%), but in no event at a rate in excess of that allowed by Law. Landlord's right to cure any Tenant default is for the sole protection of Landlord and in no event shall Tenant be released from any obligation to perform all of Tenant's obligations and covenants under this Lease. The contents of this Section shall not be deemed a waiver by Landlord of any other right that Landlord may have arising from any default of this Lease by Tenant, whether or not Landlord exercises its rights under this Section.

14.4 Landlord's Default. Landlord shall not be deemed to be in default of the performance of any obligation required to be performed by it hereunder unless and until Landlord fails to perform such obligation within thirty (30) days after written notice by Tenant to Landlord specifying the nature of Landlord's alleged default; provided, however, that if the nature of Landlord's alleged default is such that more than thirty (30) days are required for its cure, then Landlord shall not be deemed to be in default if Landlord shall commence such performance within such thirty (30)-day period and thereafter diligently prosecute the same to completion. In no event shall Tenant have the right to terminate this Lease nor to offset payments due hereunder by reason of a Landlord Default.

## **SECTION 15. NOTICES.**

All notices, demands, consents, approvals and other communications provided for herein shall be invalid unless set forth in a writing and delivered by electronic mail transmission, overnight air courier, personal delivery or registered or certified U.S. mail with return receipt requested to the appropriate Party at its address as set forth in Section 1.2 for Tenant and Section 1.3 for Landlord.

Addresses for notices may be changed from time to time by written notice to all other parties. Any communication given by facsimile transmission must be confirmed within forty-eight (48) hours by overnight air courier. If any communication is given by mail, it will be effective upon the earlier of (a) forty-eight (48) hours after deposit in the U.S. mail, with postage prepaid, or (b) actual receipt, as indicated by the return receipt; if given by electronic mail, when sent; and if given by personal delivery or by overnight air courier, when delivered.

## **SECTION 16. LANDLORD ACCESS.**

Upon 48 hours notice to Tenant, and subject to reasonable conditions and limitation on entry to protect Tenant's confidential or sensitive information or operations, Landlord may enter upon the Property,

accompanied by Tenant's building manager, to assess compliance with this Lease, perform required or necessary maintenance or repairs to the Property, show the Property to potential buyers or future tenants of the Property, and post appropriate notices. Except in case of emergency, all entry to the Property shall be at times and in a manner so as to minimize interference with Tenant's use of the Property.

## **SECTION 17. CONVEYANCE BY LANDLORD**

If the Property is sold or otherwise conveyed by Landlord or any successor, so long as Tenant is not in default beyond any applicable cure period, Landlord shall cause such successor to recognize Tenant's rights hereunder, and Tenant shall attorn to the buyer or transferee and recognize that party as the landlord under this Lease. At the request of the buyer or transferee, Tenant shall promptly execute and deliver such instrument as the buyer or transferee may reasonably request to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between the buyer or transferee and Tenant upon all of the terms, conditions and covenants as are set forth in this Lease, and Landlord shall be deemed released of all liability to Tenant under this Lease accruing thereafter.

## **SECTION 18. SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE.**

Without further documentation, this Lease shall be subject and subordinate to any deeds of trust, mortgages, ground lease, master lease or land sale contracts and any amendment or modification thereof, now existing or hereafter recorded against the Property (collectively, the "Encumbrances"). Tenant shall execute all documents requested by Landlord or the holder of an Encumbrance to confirm such subordination within ten (10) days after request therefor provided the holder of that Encumbrance recognizes Tenant's rights under this Lease unless Tenant is in default beyond any applicable cure period and provided that all such documents are provided both to Tenant's Notice Address and to Tenant's legal counsel as follows: Jed Tomkins, Senior Assistant County Attorney, Office of the Multnomah County Attorney, 501 SE Hawthorne Blvd., Suite 500, Portland, Oregon 97214. If any Encumbrance is foreclosed, so long as the buyer at the foreclosure sale delivers to Tenant a written agreement recognizing Tenant's interest in this Lease, Tenant shall attorn to such buyer, and this Lease shall continue in full force and effect. This Section shall be self-operative, and no further instrument of subordination shall be required. If Tenant fails to execute, acknowledge or deliver any such instruments within ten (10) days after request therefor, and if the Encumbrance does not change any term of this Lease, Tenant hereby irrevocably constitutes and appoints Landlord as Tenant's attorney in fact, coupled with an interest, to execute and deliver any such instruments, without any alteration thereto excepting signature, for and on behalf of Tenant.

## **SECTION 19. SURRENDER; HOLDOVER.**

Upon expiration or earlier termination of this Lease, Tenant shall surrender the Property, peaceably, quietly, and in as good order and condition, reasonable use and wear thereof, damage by fire, unavoidable casualty, and the elements alone excepted, as the same existed on the Lease Commencement Date. Tenant shall remove all of its personal property and shall repair all damage to the Property resulting from that removal. If Tenant fails to remove any such personal property, those items shall be deemed abandoned, and Landlord may remove or dispose of such items without liability to Tenant or others. The provisions of this Section shall survive any termination of this Lease.

If Tenant fails to surrender the Property and remove all its personal property as set forth herein, Landlord may either: (i) recognize Tenant as a month-to-month tenant at sufferance and such tenancy shall be subject to all terms of this Lease, except that Base Rent shall be \$300,000 per month; or (ii) if Tenant's failure under this paragraph exceeds a period of four (4) months, evict Tenant from the Property and recover all damages resulting from Tenant's wrongful holdover as set forth in section 14.2.

## SECTION 20. HAZARDOUS MATERIALS.

Neither Tenant nor Tenant's agents or employees shall cause or permit any Hazardous Material, as hereinafter defined, to be brought upon, stored, used, generated, released into the environment, or disposed of on, in, under, or about the Property, except reasonable quantities of cleaning supplies and office supplies necessary to or required as part of Tenant's Courthouse operations and maintenance that are generated, used, kept, stored, or disposed of in a manner that complies with all laws regulating any such Hazardous Materials and with good environmental practices. Tenant covenants to remove from the Property, upon the expiration or sooner termination of this Lease and at Tenant's sole cost and expense, any and all Hazardous Materials brought upon, stored, used, generated, or released into the environment by Tenant, its agents, employees or invitees during the Term of Lease. To the fullest extent permitted by law, Tenant hereby agrees to indemnify, defend, protect, and hold harmless Landlord, Landlord's managing agent and their respective, officers, members, agents and employees, and their respective successors and assigns, from any and all claims, judgments, damages, penalties, fines, costs, liabilities, and losses that arise during or after the term directly or indirectly from the use, storage, disposal, release or presence of Hazardous Materials on, in, or about the Property which occurs during the Term of Lease. Landlord hereby agrees to indemnify, defend, protect and hold harmless Tenant, and its agents and employees and its respective successors and assigns, from any and all claims, judgments, damages, penalties, fines, costs, liabilities and losses that arise during or after the term directly from the use, storage, disposal, release or presence of Hazardous Materials by Landlord, its agents, employees, or contractors on, in or about the Property. Tenant shall promptly notify Landlord of any release of Hazardous Materials in, on, or about the Property that Tenant, or Tenant's agents or employees, becomes aware of during the Term of Lease, whether caused by Tenant, Tenant's agents or employees, or any other persons or entities.

As used herein, the term "Hazardous Material" means any hazardous or toxic substance, material, or waste which is or becomes regulated by any local governmental authority, the state of Oregon or the United States government. The term "Hazardous Material" includes, without limitation, any material or substance that is (i) defined as a "hazardous waste," "extremely hazardous waste," "restricted hazardous waste," "hazardous substance," "hazardous material," or "waste" under any federal, state or local law, (ii) petroleum, and (iii) asbestos. The provisions of this Section 20, including, without limitation, the indemnification provisions set forth herein, shall survive any termination of this Lease.

## SECTION 21. LITIGATION; WAIVER OF JURY TRIAL; COSTS AND EXPENSES.

21.1 Any claim, suit, action, counterclaim, or other proceeding ("Claim"), including any bankruptcy proceeding, instituted by either Party against the other in connection with any controversy arising out of this Lease or the Property shall be brought and conducted **SOLELY AND EXCLUSIVELY BY BENCH TRIAL** within the Circuit Court of Multnomah County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted **SOLELY AND EXCLUSIVELY BY BENCH TRIAL** within the United States District Court for the District of Oregon. In no event shall this Section be construed as a waiver by either Party of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any claim or from the jurisdiction of any court.

21.2 By execution of this Lease:

**(A) EACH PARTY HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF THE COURTS REFERENCED IN THIS SECTION 21; AND**

**(B) EACH PARTY HEREBY WAIVES THE RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM SUBJECT TO THIS SECTION 21.**

21.3 If any litigation or other proceeding is brought in lieu of litigation, or if legal action is instituted to enforce or interpret any of the terms of this Lease or if legal action is instituted in a Bankruptcy Court for a United States District Court to enforce or interpret any of the terms of this Lease, to seek relief from an automatic stay, to obtain adequate protection, or to otherwise assert the interest of Landlord in a bankruptcy proceeding, the party not prevailing shall pay the prevailing party's costs and disbursements, the fees and expenses, and such sums as the court may determine to be reasonable for the prevailing party's attorney fees connected with the trial and any appeal and by petition for review thereof. If either Party engages a collection agency to pursue any delinquent amounts owed by the other Party, whether under the terms of this Lease or pursuant to a court judgment or other decree, the owing Party shall pay, in addition to all amounts payable under this Lease or pursuant to the court judgment or other decree, all collection agency fees charged to the collecting Party and all attorney fees incurred by the collecting Party in performance of such collection.

## **SECTION 22. ESTOPPEL.**

At any time and from time to time upon not less than ten (10) business days' prior notice from Landlord, Tenant shall execute, acknowledge and deliver to Landlord a certificate certifying whether or not this Lease is in full force and effect and unmodified, if there are any modifications, that the Lease is in full force and effect as modified; that Tenant is in possession of the Property; the dates to which Rent has been paid in advance and the amount of any prepaid Rent; and such other matters as may be reasonably requested. If Tenant fails to deliver a requested certificate within the specified time, such failure shall conclusively establish that Tenant confirms that the Lease is in full force and effect, without modification except as may be represented by Landlord. The Parties agree that any such certificate may be relied upon by any existing or prospective holder of an Encumbrance or any prospective transferee of this Lease or the Property.

## **SECTION 23. QUIET ENJOYMENT.**

Landlord warrants that, so long as Tenant complies with all terms of this Lease, Tenant shall have quiet and peaceful possession of the Property free of disturbance by Landlord or others claiming by or through Landlord.

## **SECTION 24. FORCE MAJEURE.**

If the performance by either Party of any provision of this Lease is prevented or delayed by any strikes, lockouts, labor disputes, acts of God, government actions, civil commotions, fire or other casualty, or other causes beyond the reasonable control of the Party from whom performance is required, such Party shall be excused from such performance for the period of time equal to the time of that prevention or delay.

## **SECTION 25. BROKERS.**

Neither Party shall have any obligation or liability to pay any broker commission associated with this Lease. Each Party shall indemnify, defend, and hold the other Party harmless from and against any and all costs, expenses or liability for commissions or other compensation or charges claimed by or awarded to any broker or agent with respect to this Lease. The Parties acknowledge that this representation and indemnity obligation applies only with respect to commissions associated with this Lease and not those commissions which may be due under the Sale Agreement.

## **SECTION 26. GOVERNING LAW.**

This Lease shall be construed and interpreted and the rights of the Parties determined in accordance with the laws of the state of Oregon (without reference to the choice-of-law provisions of Oregon law); provided further, that

respect to matters of law concerning the internal corporate affairs of any corporate entity which is a party to or the subject of this Lease, and as to those matters, the law of jurisdiction under which such entity derives its powers shall govern.

#### **SECTION 27. NONWAIVER.**

No delay by either Party in promptly enforcing any right or remedy set forth in this Lease shall be deemed a waiver thereof, and that right or remedy may be asserted at any time after the delaying Party becomes entitled to the benefit of such right or remedy notwithstanding such delay.

#### **SECTION 28. CAPTIONS.**

The Section headings of this Lease are for descriptive purposes only and in no way define, limit or describe the scope, intent or meaning of this Lease.

#### **SECTION 29. CONSENT.**

Except where otherwise specifically provided in this Lease to the contrary, whenever a Party's consent is required under this Lease, such Party shall not unreasonably withhold its consent.

#### **SECTION 30. LIMITATION ON LIABILITY.**

Notwithstanding anything to the contrary in this Lease, except to the extent damages are caused by the negligence of Landlord and its agents and employees, Tenant hereby releases Landlord, its agents and employees from (i) damage to Tenant's property, (ii) damage arising out of the acts, including criminal acts, of third parties, (iii) consequential damages, and (iv) any damage, cause or matter that exceeds the value of Landlord's interest in the Property. With respect to any obligations of Landlord to Tenant under this Lease, Tenant's sole and exclusive remedy shall be a claim against the undersigned Landlord. Tenant agrees that, in the event of any actual or alleged Landlord Default of this Lease or in the event of any other claim or cause of action by Tenant, the recourse of Tenant against Landlord for any damages (over and above damages actually paid by available insurance, if any) will be limited to, and any judgment against Landlord shall be satisfied only out of, the Property; no other assets of Landlord shall be subject to levy, execution or other enforcement procedure for the satisfaction of any judgment in favor of Tenant against Landlord. Any claims by Tenant against Landlord will be limited to actual damages only and will not, under any circumstances, include consequential damages or punitive damages. In no event shall Tenant have the right to terminate this Lease nor to offset payments due hereunder by reason of a Landlord Default.

#### **SECTION 31. TIME OF THE ESSENCE AND HOLIDAYS.**

Time is of the essence of each and every provision hereof. If the final date of any period of time set forth herein occurs on a Saturday, Sunday or legal holiday, then in such event, the expiration of such period of time shall be postponed to the next day which is not a Saturday, Sunday or legal holiday.

#### **SECTION 32. COMPLETE AGREEMENT; NO IMPLIED COVENANTS.**

This Lease and the attached Exhibits and schedules, if any, contain the entire agreement of the Landlord and Tenant concerning the Leaseback of the Property, and all prior written and oral agreements and representations between the Parties are void. Landlord and Tenant agree that there are no implied covenants or other agreements between the

Parties except as expressly set forth in this Lease. Neither Landlord nor Tenant is relying on any representations of the other Party except those expressly set forth herein.

### **SECTION 33. SUCCESSORS.**

This Lease shall bind and inure to the benefit of the Parties, their respective heirs, successors, and permitted assigns.

### **SECTION 34. SEVERABILITY.**

If any clause or provision of this Lease is or becomes illegal, invalid, impossible to perform or unenforceable under present or future laws effective during the Term, such clause shall be severable from this Lease and the Parties intend that the remainder of this Lease shall not be affected and, if the remainder of this Lease results in an invalid or incomplete agreement, the Parties intend that in lieu of the severed clause, there be added a clause or provision as similar in terms possible and which is legal, enforceable and equitable to complete the agreement.

### **SECTION 35. EFFECT ON EXPIRATION OR TERMINATION.**

Upon the expiration or other termination of this Lease, neither party shall have any further obligation or liability to the other except as otherwise expressly provided in this Lease and except for such obligations as by their nature or under the circumstances can only be, or by the provisions of this Lease, may be, performed after such expiration or other termination; and, in any event, unless otherwise expressly provided in this Lease, any obligation of Tenant, including but not limited to liability for a payment (including, without limitation, Additional Rent, herein) which shall have accrued prior to the expiration or other termination of this Lease shall survive the expiration or other termination of this Lease.

*[signatures on next page]*



IN WITNESS WHEREOF, the duly authorized representatives of the Parties have executed this Lease:

LANDLORD: NBP Capital, LLC, a Delaware limited liability company

TENANT: MULTNOMAH COUNTY,  
an Oregon political subdivision

By: Noecker, LLC, a Delaware limited liability company,  
its Manager

By: \_\_\_\_\_

DocuSigned by:

By: Lauren Noecker

22B23985FAF4410...

Name/Title: Lauren Noecker, Manager

Name/Title: Deborah Kafoury, Chair

Date: 9/14/2018 2:54:36 PM PDT

Date: \_\_\_\_\_

Reviewed:

JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By: \_\_\_\_\_  
Jed Tomkins, Assistant County Attorney

Date: \_\_\_\_\_

THIS DOCUMENT AND ANY ATTACHMENTS HERETO HAVE BEEN PREPARED FOR SUBMISSION TO YOUR ATTORNEY FOR REVIEW AND APPROVAL PRIOR TO SIGNING. NO REPRESENTATION OR RECOMMENDATION IS MADE BY COMMERCIAL ASSOCIATION OF BROKERS OR BY THE REAL ESTATE LICENSEES INVOLVED WITH THIS DOCUMENT AND ANY ATTACHMENTS HERETO AS TO LEGAL SUFFICIENCY OR TAX CONSEQUENCES. THIS FORM SHOULD NOT BE MODIFIED WITHOUT SHOWING SUCH MODIFICATIONS BY REDLINING, INSERTION MARKS, EXHIBITS OR ADDENDA.

IN WITNESS WHEREOF, the duly authorized representatives of the Parties have executed this Lease:

LANDLORD: NBP Capital, LLC, a Delaware limited liability company

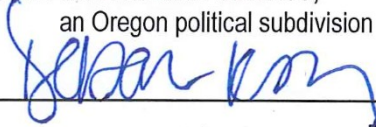
By: Noecker, LLC, a Delaware limited liability company, its Manager

By: \_\_\_\_\_

Name/Title: Lauren Noecker, Manager

Date: \_\_\_\_\_

TENANT: MULTNOMAH COUNTY,  
an Oregon political subdivision

By:  \_\_\_\_\_

Name/Title: Deborah Kafoury, Chair

Date: 9/14/18

Reviewed:  
JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By:  \_\_\_\_\_  
Jed Tomkins, Assistant County Attorney

Date: 9/14/18

THIS DOCUMENT AND ANY ATTACHMENTS HERETO HAVE BEEN PREPARED FOR SUBMISSION TO YOUR ATTORNEY FOR REVIEW AND APPROVAL PRIOR TO SIGNING. NO REPRESENTATION OR RECOMMENDATION IS MADE BY COMMERCIAL ASSOCIATION OF BROKERS OR BY THE REAL ESTATE LICENSEES INVOLVED WITH THIS DOCUMENT AND ANY ATTACHMENTS HERETO AS TO LEGAL SUFFICIENCY OR TAX CONSEQUENCES. THIS FORM SHOULD NOT BE MODIFIED WITHOUT SHOWING SUCH MODIFICATIONS BY REDLINING, INSERTION MARKS, EXHIBITS OR ADDENDA.

EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 58, CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon.

EXHIBIT C

(Attached.)

## EXHIBIT C-1

### Department of County Management



### Risk Management, Property and Liability Programs

9 May 2018

Address of Recipient  
Address of Recipient  
Address of Recipient

Re: Multnomah County – Self-Insured Liability Program & Self-Insured Workers' Compensation Program

To Whom It May Concern:

The purpose of this letter is to inform you of Multnomah County's self-insurance program. The County is self-insured for Workers' Compensation up to \$1,000,000. Excess coverage is carried over this self-insured level. Multnomah County is also self-insured for liability, including but not limited to bodily injury, property damage and host liquor liability, up to \$1,000,000 per occurrence.

The County maintains an insurance fund from which to pay all costs and expenses relating to claims for which they are self-insured. The County carries a follow form excess insurance policy of \$9,000,000 over this self-insured level. The County will not add any entity or person to this policy as a scheduled "Additional Insured" however blanket additional insured language of the County's follow form excess policy can be provided on request.

Please let me know if you have any questions. My number is (503) 988-5851.

Sincerely,

A handwritten signature in black ink, appearing to read "Casey O'Donnell", with a stylized flourish at the end.

Casey O'Donnell  
Property and Liability Risk Specialist  
Finance & Risk Management Division  
(503) 988-5851  
[casey.odonnell@multco.us](mailto:casey.odonnell@multco.us)

## EXHIBIT C-2



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/12/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brown & Brown Northwest 2701 NW Vaughn St., Suite 340 Portland OR 97210		<b>CONTACT NAME:</b> Michaelene Thomas, CIC, ARM <b>PHONE (A/C, No, Ext):</b> (503) 274-6511 <b>FAX (A/C, No):</b> (503) 274-6524 <b>E-MAIL ADDRESS:</b> mthomas@bbnw.com															
<b>INSURED</b> Multnomah County Multnomah County Risk Mgt 501 SE Hawthorne Blvd Ste #400 Portland OR 97214		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Allied World Insurance Company</td> <td>22730</td> </tr> <tr> <td>INSURER B: Allied World National Assurance Co</td> <td>10690</td> </tr> <tr> <td>INSURER C: Midwest Employers Casualty Co</td> <td>23612</td> </tr> <tr> <td>INSURER D: Allied World Assurance Company (US)</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Allied World Insurance Company	22730	INSURER B: Allied World National Assurance Co	10690	INSURER C: Midwest Employers Casualty Co	23612	INSURER D: Allied World Assurance Company (US)		INSURER E:		INSURER F:	
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INSURER E:																	
INSURER F:																	

## COVERAGES

CERTIFICATE NUMBER: CL177651367

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			5110-0047-01	7/1/2017	7/1/2018	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	<input checked="" type="checkbox"/> Professional Liability						MED EXP (Any one person) \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 1,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 1,000,000
A	<b>AUTOMOBILE LIABILITY</b>			5110-0047-01	7/1/2017	7/1/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB			5111-0056-01	7/1/2017	7/1/2018	EACH OCCURRENCE \$ 9,000,000
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 9,000,000
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>			EWC009186	7/1/2016	7/1/2018	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	<b>Healthcare Professional Liability</b>			0304-7617	7/1/2017	7/1/2018	Per Claim & Aggregate \$10,000,000
				Claims Made 7/1/07 Retro			Retention: \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Operations of Insured

## CERTIFICATE HOLDER

## CANCELLATION

Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

R Graybeal, CPCU, ARM

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ACORD 25 (2014/01)

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INS025 (201401)

Department of County Management



Risk Management, Property and Liability Programs

9 February 2015

**Multnomah County  
Certificate of Automobile Liability Insurance**

This certifies that Multnomah County, Oregon, has established an insurance fund and is self-insured for third-party bodily injury, personal injury and property damage claims arising from use of Multnomah County's motor vehicles.

INSURED: Multnomah County  
VEHICLE: All vehicles registered to or leased by Multnomah County  
POLICY: County Code Ordinances 7.101 and 7.104  
POLICY TERM: Continuous

THIS INSURANCE COMPLIES WITH ORS 806.130 AND OAR 735.050.0020

Risk Services Manager Michelle E. Carr Date Issued 2/9/2015

**Oregon Department of Transportation Non-Expiry Certificate Number 28**

This certificate issued by the:  
Finance and Risk Management Division  
Multnomah County  
501 SE Hawthorne Blvd., Suite 400  
Portland OR 97214



Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

DMV Services  
1905 Lana Avenue NE  
Salem OR 97314

FILE CODE:

September 10, 2007

Helen Barkley  
Multnomah County  
501 SE Hawthorne Blvd., Ste 400  
Portland OR 97214

RE: Self-insurer under ORS 806.130 and OAR 735-050-0020

Your application for a self-insurance certificate has been approved.

*Certificate number 28 is a non-expiry certificate.*

*Please place a copy of this certificate in each vehicle covered under the certificate.*

*Contact DMV if any changes on the application occur.*

If you have any questions, please call me at (503) 945-5027.

Sincerely,

James Wilborn  
Office Specialist 2  
Accident Reporting Unit  
FAX (503) 945-5267

RECEIVED

SEP 12 2007

RISK MANAGEMENT

