



SECOND AMENDMENT TO LEASE 22380

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

LANDLORD

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

TENANT

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

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

A. Amended Terms and Conditions:

1. **Paragraph 2 titled "Term"** is amended by deletion of the existing provision and the substitution of the following:

Term. The original term of this Lease commenced on December 1, 2002. The Lease is extended, and the extension term commences July 1, 2009 and continues through June 30, 2014.

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

The monthly Base Rent for this Full Service Lease shall be \$4,056.65 per month. Beginning July 1, 2010 and each July thereafter during the term of the Lease, the Base Rent shall be adjusted by a percentage equal to the percentage change in the Consumer Price Index published by the United States Bureau of Labor Statistics of the United States Department of Labor. Comparisons shall be made using the index entitled Consumer Price Index – All Urban Consumers – Portland-Salem, OR-WA (1982-84=100) or the nearest comparable data on changes in the cost of living if such index is no longer published. The change shall be determined by comparison of the most recent figures available on July 1, 2009 and that available on July 1 of each succeeding year. In no event, however, shall Base Rent be reduced below that payable during the first year of the extension period".

3. Paragraph 4 titled "Option to Extend" as amended to date is now deleted in its entirety.

B. Remainder of Agreement

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

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

For Landlord:
Multnomah County, Oregon

Date: _____

By: _____
Ted Wheeler, Chair

Reviewed

Date: _____

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

Date: _____

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

Date: 6-18-09

By: [Signature]
Title: DHS FACILITIES ADMINISTRATOR

Date: 18 JUN 09

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

By: Scott D. Young
Facilities Division