

FIRST AMENDMENT TO LEASE AGREEMENT

This FIRST AMENDMENT TO LEASE AGREEMENT ("Amendment") is made this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by and between the City of Portland, a municipal corporation of the State of Oregon, ("Lessor") and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee").

RECITALS

A. This Amendment pertains to that certain Lease Agreement dated October 14, 1998, together with all exhibits, amendments and addenda thereto (collectively, the "Agreement") for the lease of certain premises ("Premises") located at 4015 S.W. Canyon Road, Portland, County of Multnomah, State of Oregon, on property depicted in Exhibit "A" to the Agreement ("Property").

B. Verizon Wireless (VAW) LLC d/b/a Verizon Wireless has succeeded to the Lessee's interest of AirTouch Communications, Inc. d/b/a AirTouch Cellular, under the Agreement.

C. The parties desire to amend the Agreement to modify the leased space at the Lessor's Property, allow Lessee to modify its equipment thereon, and amend certain other provisions of the Agreement as set forth below.

NOW, THEREFORE, in consideration of the foregoing and mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

AGREEMENT

1. Recitals. The foregoing recitals are incorporated herewith as if fully set forth herein.
2. Premises; Exhibit "A". The Agreement is hereby amended to allow Lessee to increase the ground space at the Premises to include an 11' x 17' parcel containing 187 square feet at the Lessor's Property for installation of a generator and related appurtenances, and to replace the existing Omni antennas with new 12 panel antennas and related appurtenances within the Premises, all as generally described on Exhibit "A" attached hereto. Exhibit "A" to the Agreement is hereby replaced with Exhibit "A" attached hereto.
3. Improvements by Lessee. Section 16(a) of the Agreement is hereby deleted. Lessee may make additional improvements or alterations to the improvements upon obtaining the written consent of the Property Manager of Portland Parks and Recreation, such consent not

to be unreasonably withheld, conditioned or delayed. Lessee's improvements are described in Exhibit "A" to this Amendment.

4. Renewal Terms. Section 3 of the Agreement is deleted in its entirety and replaced with the following:

Lessee is given three (3) five-year options to renew this lease commencing on the expiration of the original term. The Agreement's term shall automatically be extended unless Lessee terminates it at the end of the then-current Renewal Term by giving Lessor written notice of the intent to terminate at least six (6) months prior to the end of the then-current Renewal Term. If Lessee has at any time during the lease term failed to cure any default in accordance with Section 32 of the Agreement in its performance of any of the terms and conditions of this lease, then the option to renew the term shall be voidable by Lessor upon written notice to Lessee.

5. Monthly Rent. The monthly rent shall be Two Thousand One Hundred Fifty-Six and 49/100 Dollars (\$2,156.49) until June 30, 2009 when it shall be adjusted in accordance with Section 6 herein. Effective the first (1st) day of the month following the installation of the generator, the then-current monthly rent shall increase by Four Hundred Dollars (\$400.00).

6. Annual Rent Adjustment. The following provision shall be substituted in its entirety for and replace the provision in Section 6 of the Agreement:

On July 1 of each year through 2012, monthly rent payable for each year shall be increased to an amount equal to One Hundred Three and one-half percent (103.5%) of the monthly rent payable with respect to the immediately preceding year. Monthly rent payable for the first year of the third Renewal Term (commencing July 1, 2013) shall be \$3,236.00. Rent shall increase annually thereafter to an amount equal to 103.5% of the monthly rent payable with respect to the immediately preceding year.

7. Notice. The following addresses shall be substituted for in their entirety and replace Lessor and Lessee's addresses in Section 41 of the Agreement:

Lessor: Portland Parks and Recreation Bureau  
1120 SW 5th Avenue, Suite 1302  
Portland, OR 97204-1933  
Attention: Property Manager (503) 823-2555

With a copy to:  
City Attorney's Office  
1221 SW 4<sup>th</sup> Ave  
Portland, OR 97204  
Attn: Harry Auerbach

Lessee: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attn: Network Real Estate

8. Full Force and Effect. Except as expressly amended herein the Agreement is unmodified and remains in full force and effect. In the event of a conflict between the terms of the Agreement and this Amendment, the terms of this Amendment shall be controlling. In addition, except as otherwise stated in this Amendment, all initially capitalized terms will have respective defined meaning stated in the Agreement. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

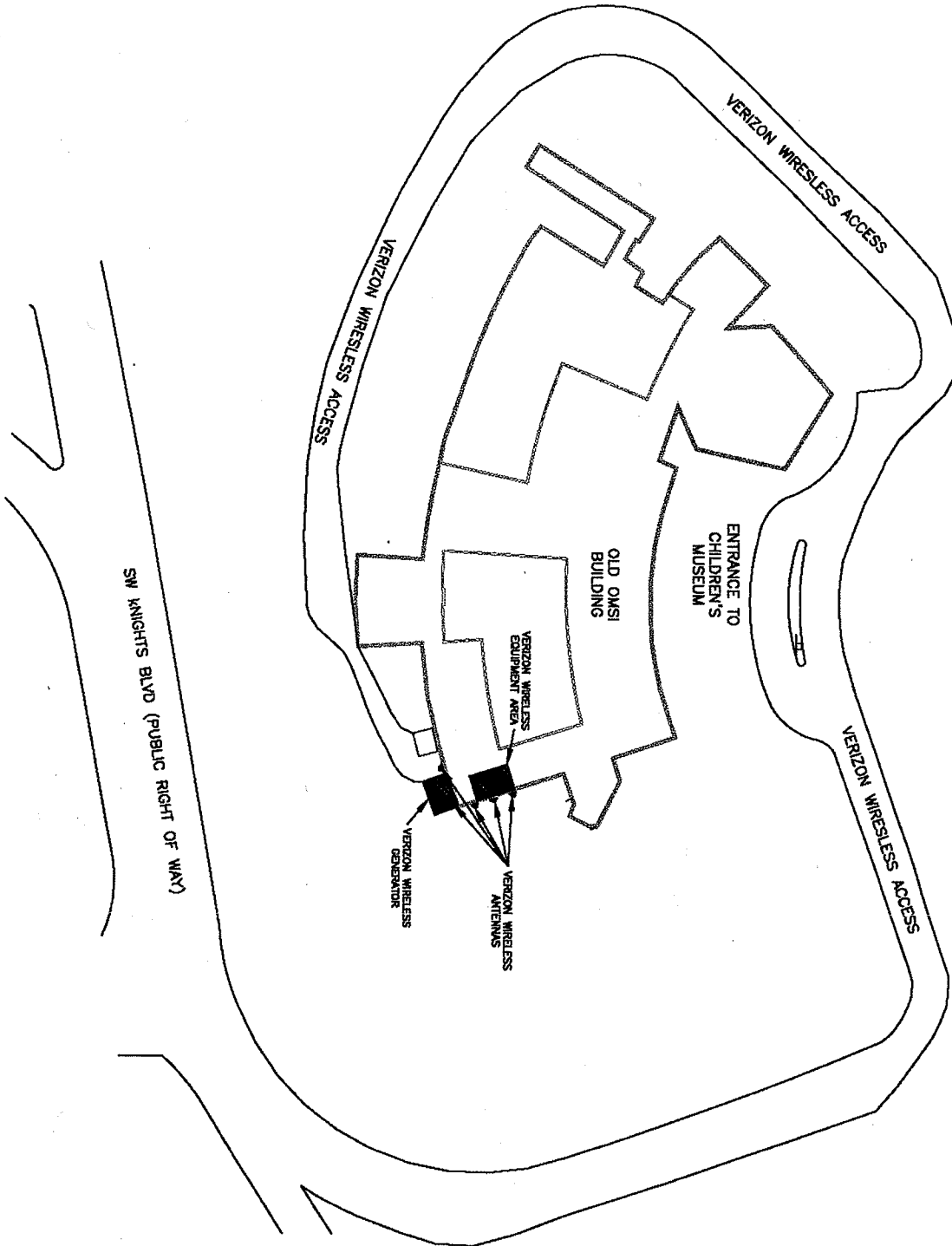
LESSOR: City of Portland, a municipal  
corporation of the State of Oregon

By: \_\_\_\_\_  
Name: Zari Santner  
Title: Director, Portland Parks and Recreation  
Date: \_\_\_\_\_

LESSEE: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

By: \_\_\_\_\_  
Walter L. Jones, Jr.  
West Area Vice President - Network  
Date: \_\_\_\_\_

**EXHIBIT "A"**  
**1 of 9**  
**DESCRIPTION OF LEASED PREMISES**



**EXHIBIT "A"**

**2 of 9**

**DESCRIPTION OF LEASED PREMISES**

**APPLICANT:** VERIZON WIRELESS  
 PORTLAND, OREGON 97230  
 CONTACT: USR LABORATORY 503.408.3400

**AGENT FOR APPLICANT:** CASCADIA P.M. LLC  
 5501 NE 109th Court, Suite A-2  
 Vancouver, WA 98686  
 CONTACT: 360.885.9200

**PROPERTY OWNER:** CITY OF PORTLAND, PARKS AND RECREATION  
 PORTLAND, OREGON 97208-1833


**SITE INFORMATION:**  
 NAME: FOX OLD OMSI  
 ADDRESS: 4033 SW CANYON ROAD  
 PORTLAND, OR 97221  
 AREA OF CONSTRUCTION: NA  
 OCCUPANCY TYPE: NA  
 CONSTRUCTION TYPE: NA  
 CHAMBER ZONING: OS

**COORDINATES:**  
 AT ADJACENT NEIGHBORLY  
 LIMITS: N 49° 20' 36.20" W  
 DISTANCE: 122.00 FT  
 DISTANCE: 122.00 FT  
 BEARING: 90°

**CODE COMPLIANCE:**  
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ORDINANCES AND SPECIFICATIONS AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO CONTRADICT OR VIOLATE ANY CITY ORDINANCES OR CODES WITH WHICH WORK IS IN COMPLIANCE WITH THESE CODES.  
 1. 2007 OREGON STRUCTURAL SPECIFICITY CODE  
 2. 2007 OREGON MECHANICAL SPECIFICITY CODE  
 3. 2007 OREGON FIRE CODE  
 4. 2005 OREGON ELECTRICAL SPECIFICITY CODE

**PROJECT DESCRIPTION:**  
 VERIZON WIRELESS ANTENNA FOR EFFECT ON THE EXISTING OMSI ANTENNA WITH PANEL ANTENNAS CONCEALED WITH CEILING/ROOF SHROUDS FOLLOWING.

**DRIVING DIRECTIONS FROM PORTLAND, MSC:**  
 Start Depart 5430 NE Tazewell Blvd, Portland, OR 97220 on NE Tazewell Blvd (North) - go 0.3 miles  
 Turn Right onto NE Tazewell Blvd / Portland / Salem - go 3.2 miles S. At exit 218, take Ramp (Right) onto I-5 (US-26)  
 Take Ramp I-5 / US-26 / Portland - go 3.3 miles E. Turn LEFT onto Ramp towards I-5 / Salem - go 0.3 miles S. Take Ramp (LEFT) onto I-5 towards I-5 / Beaverton / Salem - go 1.2 miles E. Take Ramp (LEFT) onto I-405 (Stadium Fwy) towards I-405 / US-26 / OR Center / Beaverton - go 1.0 miles N. At exit 10, take Ramp (RIGHT) onto I-405 / US-26 / Beaverton - go 1.7 miles E. At exit 22, keep RIGHT onto Ramp towards US-26 (Seward Hwy) towards US-26 / Beaverton - go 1.7 miles E. At exit 22, keep RIGHT onto Ramp towards US-26 / Forestry Dr. - go 0.2 miles E. Keep RIGHT to stay on Ramp towards Zae / Forestry Dr. / Vedion Memorial - go 0.1 miles E. Keep STRAIGHT onto SW Canyon Rd - go 0.2 miles End Avenue 4033 SW Canyon Rd, Portland, OR 97221



**5430 NE 122nd Avenue Portland, Oregon 97230 503.408.3400**

**POR**

**OLD OMSI**

**PORTLAND, OREGON 97221**

**ANTENNA MODIFICATION**

**AND**

**EMERGENCY GENERATOR ADDITION**

REV	DATE	ISSUED AS	BY
0	10OCT08	SP SUBMITTAL	DC

**APPROVALS**

LESSOR	DATE

**INDEX TO DRAWINGS**


- A01 PROJECT INFORMATION
- A02 SITE PLAN
- A03 BUILDING ELEVATIONS
- A04 ANTENNA ELEVATIONS
- A05 PROJECT AREA PLAN
- A06 GENERATOR FOUNDATION
- ED-F02 ELECTRICAL ENGINEERING
- S1 STRUCTURAL PLAN
- S2 SPECIFICATIONS
- S3 ANTENNA MOUNT AND FOUNDATION SECTION

**CASCADIA P.M.**

Cascadia P.M. LLC www.cascadiapm.com  
 5501 NE 109th Court, Suite A-2  
 Vancouver, WA 98686  
 360.885.9200

**TELECOMMUNICATIONS SITE DEVELOPMENT**

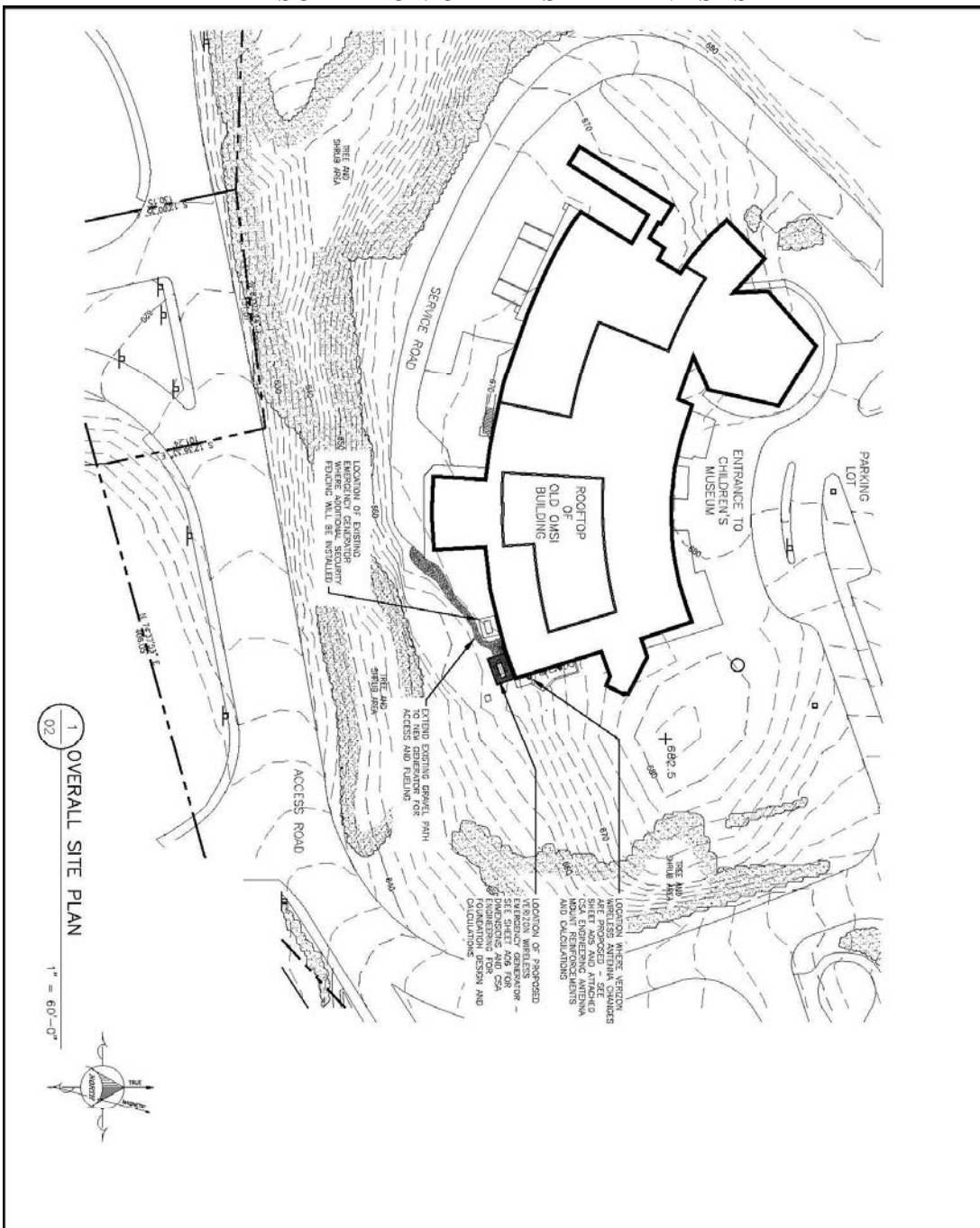
**DOUGLAS COTTLE ARCHITECT**  
 1325 LAWRENCE, STE. 1, EUGENE, OREGON 97401  
 PHONE 541.856.9796  
 dca@dcacottles.com



**REGISTERED ARCHITECT**  
 DOUGLAS COTTLE  
 EUGENE, OREGON  
 3125

**PROJECT DESCRIPTION AND LOCATION A01**

**EXHIBIT "A"**  
**3 of 9**  
**DESCRIPTION OF LEASED PREMISES**



1 OVERALL SITE PLAN  
 02  
 1" = 60'-0"

REV	DATE	DESCRIPTION	BY
0	10/01/08	PR. SUBMITTAL	DC

**Verizon**  
**wireless**  
 5430 NE 122nd AVENUE  
 PORTLAND, OREGON 97230  
 503.408.3400

**POR  
 OLD OMSI  
 PORTLAND, OREGON  
 97221**

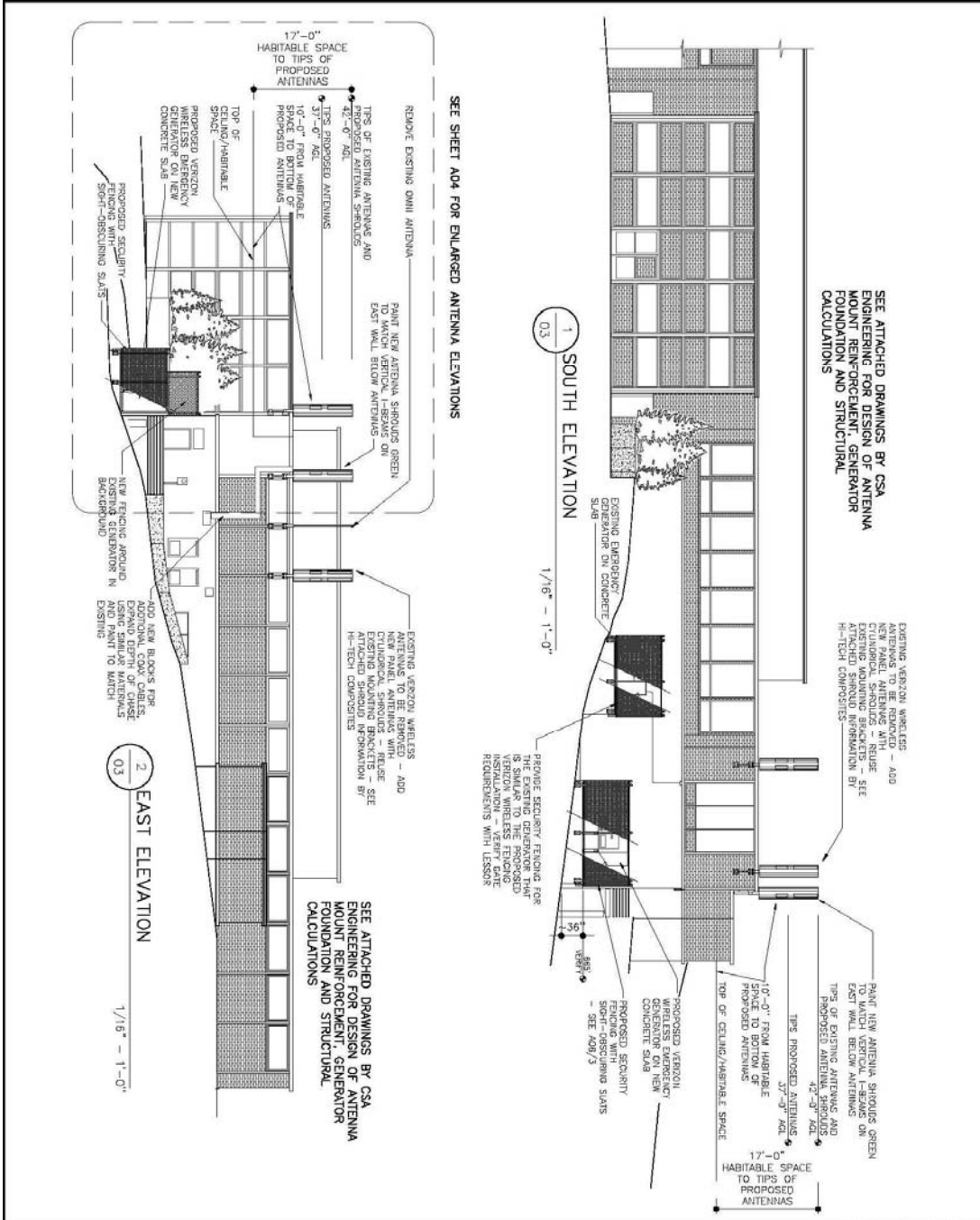
**CASCADIA P.M.**  
 Cascade P.M. LLC www.cascadiapm.com  
 5901 NE 109th Court, Suite A-2  
 Vancouver, WA 98662  
 360.885.9200

**WIRELESS**  
 TELECOMMUNICATIONS SITE DEVELOPMENT  
**DOUGLAS COTTTEL ARCHITECT**  
 1332 LAWRENCE, STE. 7, EUGENE, OREGON 97401  
 PHONE: 541.886.9796  
 WWW.DOUGLASCOTTTEL.COM

REGISTERED ARCHITECT  
**DOUGLAS COTTTEL**  
 EUGENE, OREGON  
 3175  
 STATE OF OREGON

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**OVERALL SITE  
 PLAN**  
 SHEET TITLE  
 SHEET NUMBER  
**A02**

**EXHIBIT "A"**  
**4 of 9**  
**DESCRIPTION OF LEASED PREMISES**



SEE ATTACHED DRAWINGS BY CSA ENGINEERING FOR DESIGN OF ANTENNA MOUNT REINFORCEMENT, GENERATOR FOUNDATION AND STRUCTURAL CALCULATIONS

EXISTING VERSION WIRELESS ANTENNAS TO BE REMOVED - ADD NEW WIRELESS ANTENNAS WITH USE OF EXISTING MOUNTING BRACKETS - SEE ATTACHED STRUCTURAL CALCULATIONS FOR INFORMATION BY H-TECH CONSULTANTS

PAINT NEW ANTENNA SHROULDS GREEN TO MATCH VERTICAL L-BEAMS ON EAST WALL BELOW ANTENNAS  
 TIPS OF EXISTING ANTENNAS AND PROPOSED ANTENNA SHROULDS 42'-9" TALL  
 TIPS OF PROPOSED ANTENNAS 37'-9" TALL  
 10'-0" FROM HABITABLE SPACE TO BOTTOM OF PROPOSED ANTENNAS  
 TOP OF CEILING/HABITABLE SPACE

1 SOUTH ELEVATION  
 1/16" - 1'-0"

SEE SHEET A04 FOR ENLARGED ANTENNA ELEVATIONS

2 EAST ELEVATION  
 1/16" - 1'-0"

SEE ATTACHED DRAWINGS BY CSA ENGINEERING FOR DESIGN OF ANTENNA MOUNT REINFORCEMENT, GENERATOR FOUNDATION AND STRUCTURAL CALCULATIONS

REV	DATE	DESCRIPTION	BY
0	10/02/08	BP SUBMITTAL	DC



5830 NE 122ND AVENUE  
 PORTLAND, OREGON 97230  
 503.406.5400  
**POR**  
**OLD OMSI**  
**PORTLAND, OREGON**  
**97221**

CASCADIA PM  
 Cascadia PM, LLC www.cascadiapm.com  
 5501 NE 109th Court, Suite A-42  
 Vancouver, WA 98682  
 360.689.5200

**WIRELESS**  
 TELECOMMUNICATIONS SITE DEVELOPMENT  
**DOUGLAS COTTRELL ARCHITECT**  
 1400 NE 10th Street, Suite 100  
 Phone: 503.666.9786  
 Fax: 503.666.9786  
 doug@dcarchitect.com

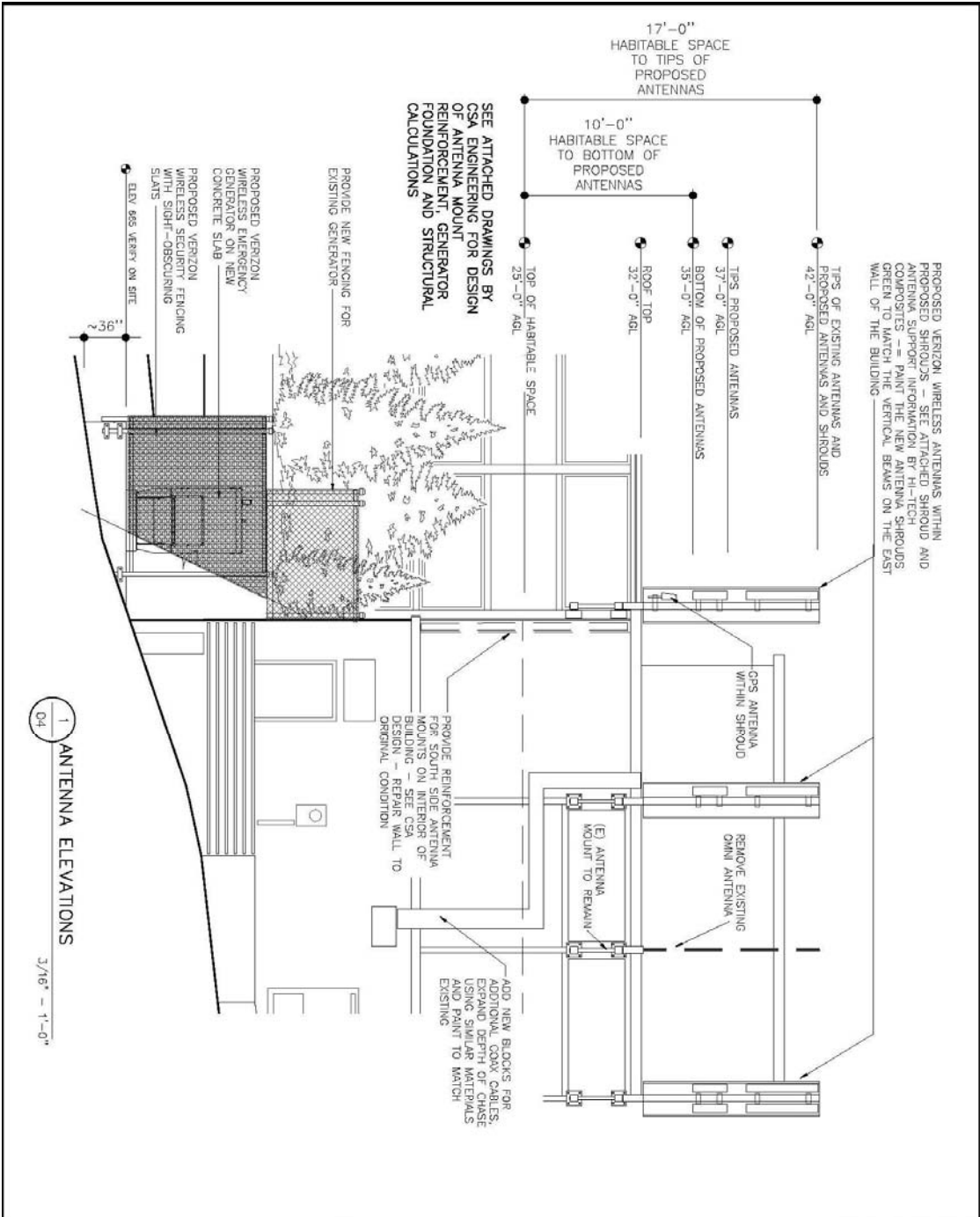


**BUILDING ELEVATION ANTENNA PLAN**  
 SHEET TITLE  
 DRAWING FILE  
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 SHEET NUMBERS  
**A03**

**EXHIBIT "A"**

**5 of 9**

**DESCRIPTION OF LEASED PREMISES**



REV	DATE	DESCRIPTION	BY
0	10/07/08	SP SUBMITTAL	DC

**Verizon**wireless

5430 NE 122ND AVENUE  
 PORTLAND, OREGON 97230  
 503.469.3400

**POR**  
**OLD OMSI**  
 PORTLAND, OREGON  
 97221

**CASCADIA P/A**

Cascadia P/A, LLC www.cascadiapm.com  
 5501 NE 109th Court, Suite A-2  
 Vancouver, WA 98682  
 360.685.9200

**WIRELESS**

TELECOMMUNICATIONS SITE DEVELOPMENT

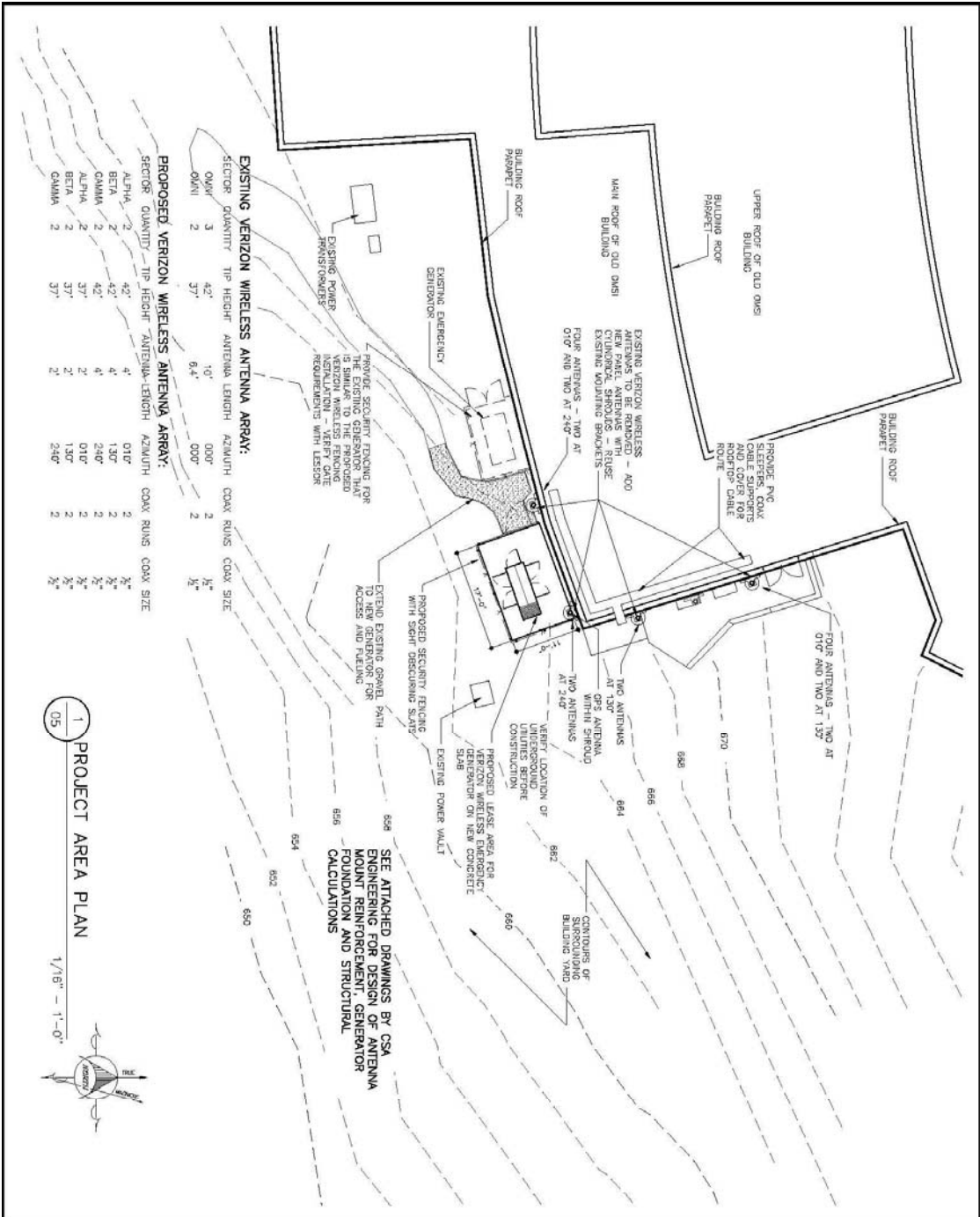
**DOUGLAS COTTLE ARCHITECT**  
 1342 LAWRENCE, STE. 1, EUGENE, OREGON 97401  
 PHONE 541 889 9736

REGISTERED ARCHITECT  
 DOUGLAS COTTLE  
 EUGENE, OREGON 97401  
 STATE OF OREGON 3175

CSA\11010508\VAN04009\9813 SHM024-044  
 DRAWING FILE  
 SHEET TITLE  
**ANTENNA ELEVATIONS**  
 SHEET NUMBER  
**A04**



**EXHIBIT "A"**  
**6 of 9**  
**DESCRIPTION OF LEASED PREMISES**



**EXISTING VERIZON WIRELESS ANTENNA ARRAY:**

SECTOR	QUANTITY	TIP HEIGHT	ANTENNA LENGTH	AZIMUTH	COAX RUNS	COAX SIZE
OMSI	3	42'	10'	000°	2	3/4"
OMNI	2	37'	6.4'	000°	2	3/8"

**PROPOSED VERIZON WIRELESS ANTENNA ARRAY:**

SECTOR	QUANTITY	TIP HEIGHT	ANTENNA LENGTH	AZIMUTH	COAX RUNS	COAX SIZE
ALPHA	2	42'	4'	010°	3	3/4"
BETA	2	42'	4'	130°	2	3/4"
GAMMA	2	42'	4'	240°	2	3/4"
ALPHA	2	37'	2'	010°	2	3/8"
BETA	2	37'	2'	130°	2	3/8"
GAMMA	2	37'	2'	240°	2	3/8"

1 PROJECT AREA PLAN  
 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY
0	1/05/09	BP SUBMITTAL	DC



5430 NE 122ND AVENUE  
 PORTLAND, OREGON 97230  
 503.408.3400

**POR**  
**OLD OMSI**  
 PORTLAND, OREGON  
 97221

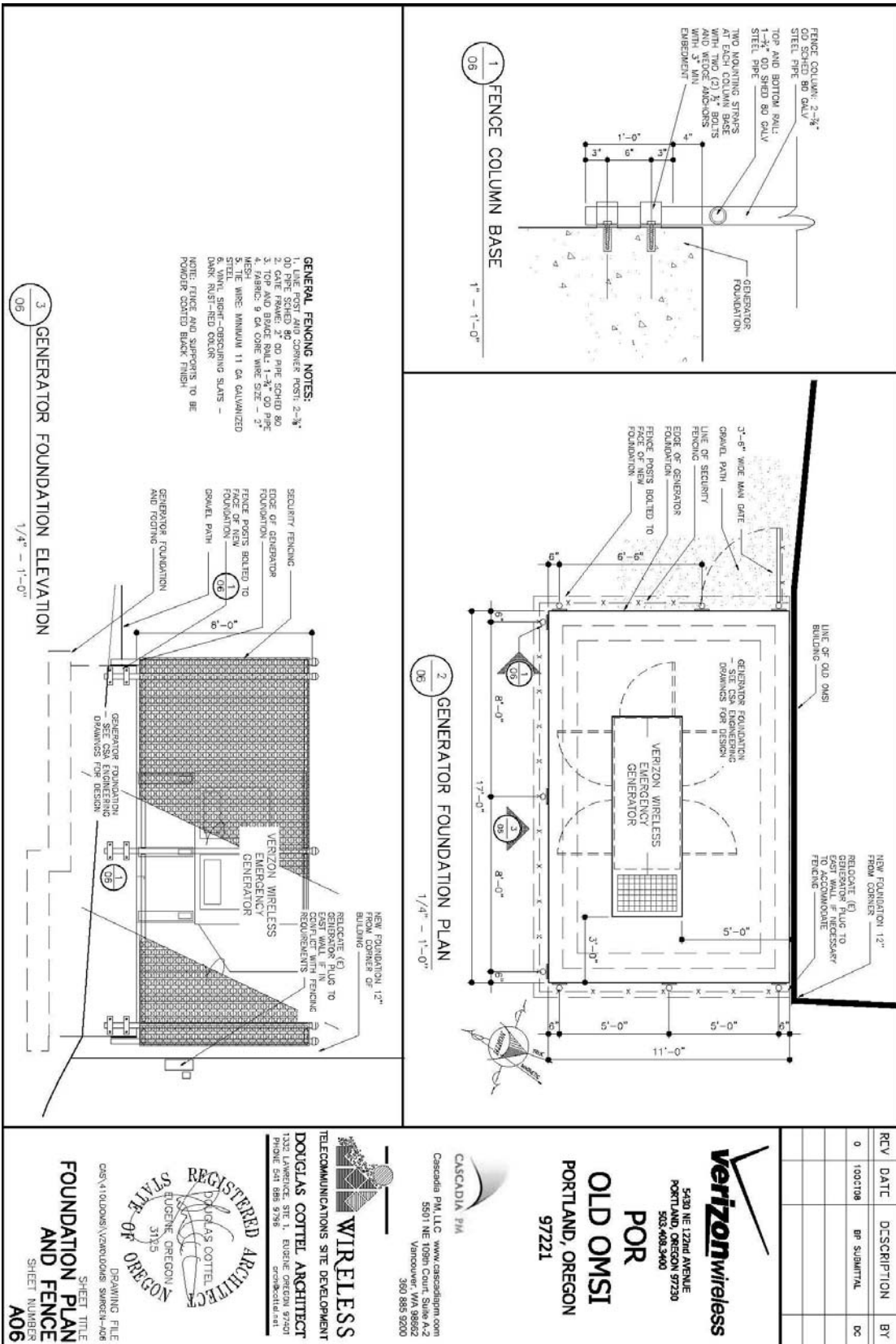
**CASCADIA PA**  
 Cascadia PA, LLC www.cascadiapa.com  
 5501 NE 109th Court, Suite 200  
 Vancouver, WA 98682  
 Phone: 360.885.9200

**WIRELESS**  
 TELECOMMUNICATIONS SITE DEVELOPMENT  
**DOUGLAS COTTRELL ARCHITECT**  
 1332 LAWRENCE, STE. 1, EUGENE, OREGON, 97401  
 PHONE 541 886 5786  
 drc@dc-architect.net


REGISTERED ARCHITECT  
 DOUGLAS COTTRELL  
 EUGENE, OREGON  
 97401  
 STATE OF OREGON  
 3725

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**PROJECT AREA**  
**PLAN**  
 SHEET NUMBER  
**A05**

**EXHIBIT "A"**  
**7 of 9**  
**DESCRIPTION OF LEASED PREMISES**



REV	DATE	DESCRIPTION	BY
0	10/07/08	BR SUBMITTAL	DC

  
**Verizon**wireless  
 5430 NE 129th AVENUE  
 PORTLAND, OREGON 97230  
 503.493.3400  
**POR**  
**OLD OMSI**  
 PORTLAND, OREGON  
 97221

  
 Cascadia PMA, LLC www.cascadiapma.com  
 5507 NE 28th Court, Vancouver, WA 98662  
 Vancouver 360.855.9200

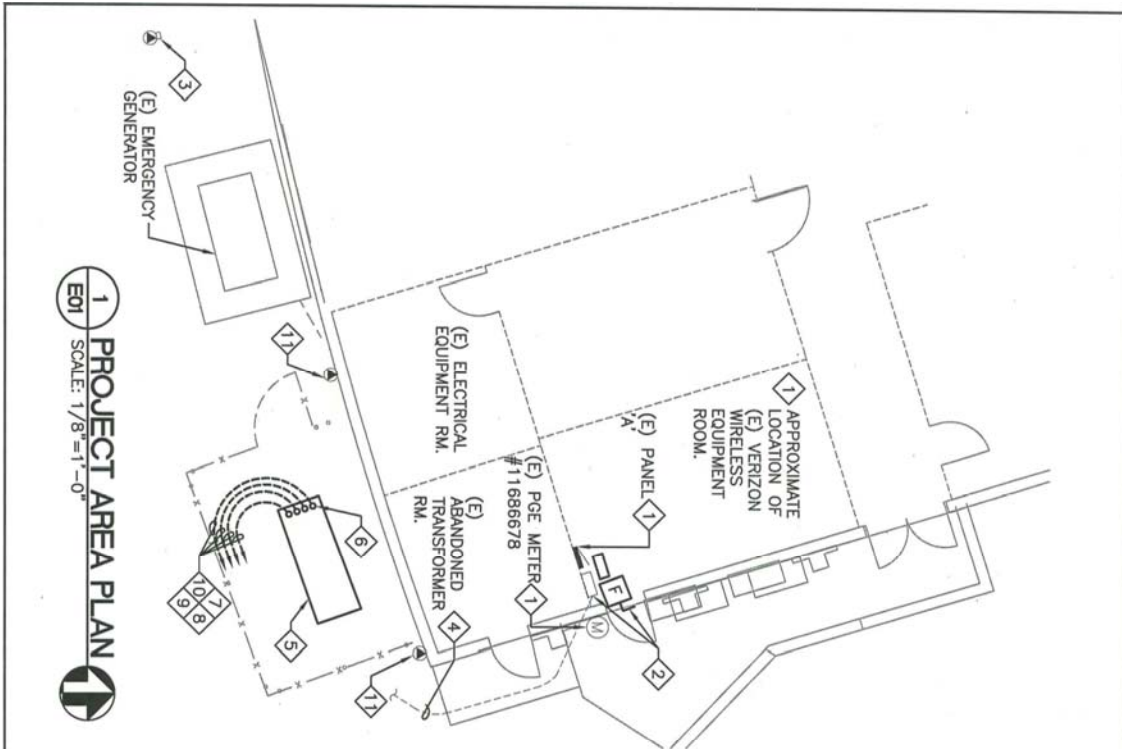
  
**WIRELESS**  
 TELECOMMUNICATIONS SITE DEVELOPMENT  
**DOUGLAS COTTEL ARCHITECT**  
 1332 LAWRENCE, STE. 1, EUGENE, OREGON 97401  
 PHONE 541.885.9785  
 www.douglascottel.com

  
**REGISTERED ARCHITECT**  
**DOUGLAS COTTEL**  
 EUGENE, OREGON 97401  
 STATE OF OREGON 3175  
 DRAWING FILE  
 08/11/10.DWG\VerizonOldmsi - A06  
**FOUNDATION PLAN AND FENCE**  
 SHEET NUMBER  
**A06**

**EXHIBIT "A"**

**8 of 9**

**DESCRIPTION OF LEASED PREMISES**



**1 PROJECT AREA PLAN**  
 E01 SCALE: 1/8"=1'-0"

- GENERAL NOTES**
- A. CAREFULLY LOCATE ALL EXISTING IN-GROUND UTILITIES PRIOR TO NEW TRENCHING.
  - B. COORDINATE ROUTING OF ALL NEW CONDUITS WITH VERIZON WIRELESS FCM.
  - C. ALL CONDUIT ABOVE GRADE TO BE RIGID STEEL.
  - D. CAREFULLY COORDINATE ALL COVERAGE OUTAGES AND SYSTEM SHUTDOWNS WITH VERIZON WIRELESS FCM.

**NOTES THIS SHEET**

- 1. EXISTING EQUIPMENT TO REMAIN. PROTECT FROM DAMAGE DURING NEW CONSTRUCTION.
- 2. EXISTING FUSED, DOUBLE THROW MANUAL TRANSFER SWITCH (MTS) TO BE REPLACED WITH NEW SERVICE DISCONNECT AND AUTOMATIC TRANSFER SWITCH (ATS). SEE ONE-LINE DIAGRAM, DETAIL 1/E02.
- 3. EXISTING POST MOUNTED GENERATOR RECEPTACLE OUTSIDE LOWER LEVEL DOORS, TO BE REMOVED AFTER GENERATOR INSTALLATION. SEE ONE-LINE DIAGRAM, DETAIL 1/E02.
- 4. APPROXIMATE ROUTE OF UNDERGROUND FEEDER TO EXISTING GENERATOR RECEPTACLE. CONTRACTOR HAS OPTION TO INTERCEPT AND REUSE NEW GENERATOR FEEDER.
- 5. NEW GENERATOR FURNISHED BY VERIZON WIRELESS, INSTALLED AND CONNECTED COMPLETE BY ELECTRICAL.
- 6. COORDINATE LOCATION OF CONDUIT STUB-UPS WITH GENERATOR MANUFACTURER.
- 7. EMERGENCY POWER FEEDER TO NEW ATS. SEE ONE-LINE DIAGRAM, DETAIL 1/E02 FOR CONDUIT AND FEEDER SIZES.
- 8. PROVIDE 1" C., (5) #14 CU. TO NEW ATS FOR GENERATOR START/STOP CONTROL. COORDINATE WITH EQUIPMENT MANUFACTURER AND CONNECT COMPLETE.
- 9. PROVIDE 1" C., WITH NYLON PULL CORD, TO EQUIPMENT ROOM ALARM BLOCK FOR FUTURE ALARMS.
- 10. PROVIDE TWO (2) 120V PANEL 'A' CIRCUITS FOR BLOCK HEATER AND BATTERY CHARGER. PROVIDE NEW BREAKERS IN EXISTING SPACES AS REQUIRED. AIC RATING TO MATCH EXISTING. 1" C., (4) #12 CU., (1) #12 CU. GRD.
- 11. EXISTING GENERATOR RECEPTACLE TO REMAIN. PROTECT FROM DAMAGE DURING NEW CONSTRUCTION.

REV	DATE	DESCRIPTION	BY
A	28AUG08	CD REVIEW	GLR
0	10OCT08	CD ISSUE	GLR

**Verizon**wireless  
 5130 NE 122ND AVENUE  
 PORTLAND, OREGON 97230  
 503.408.3400

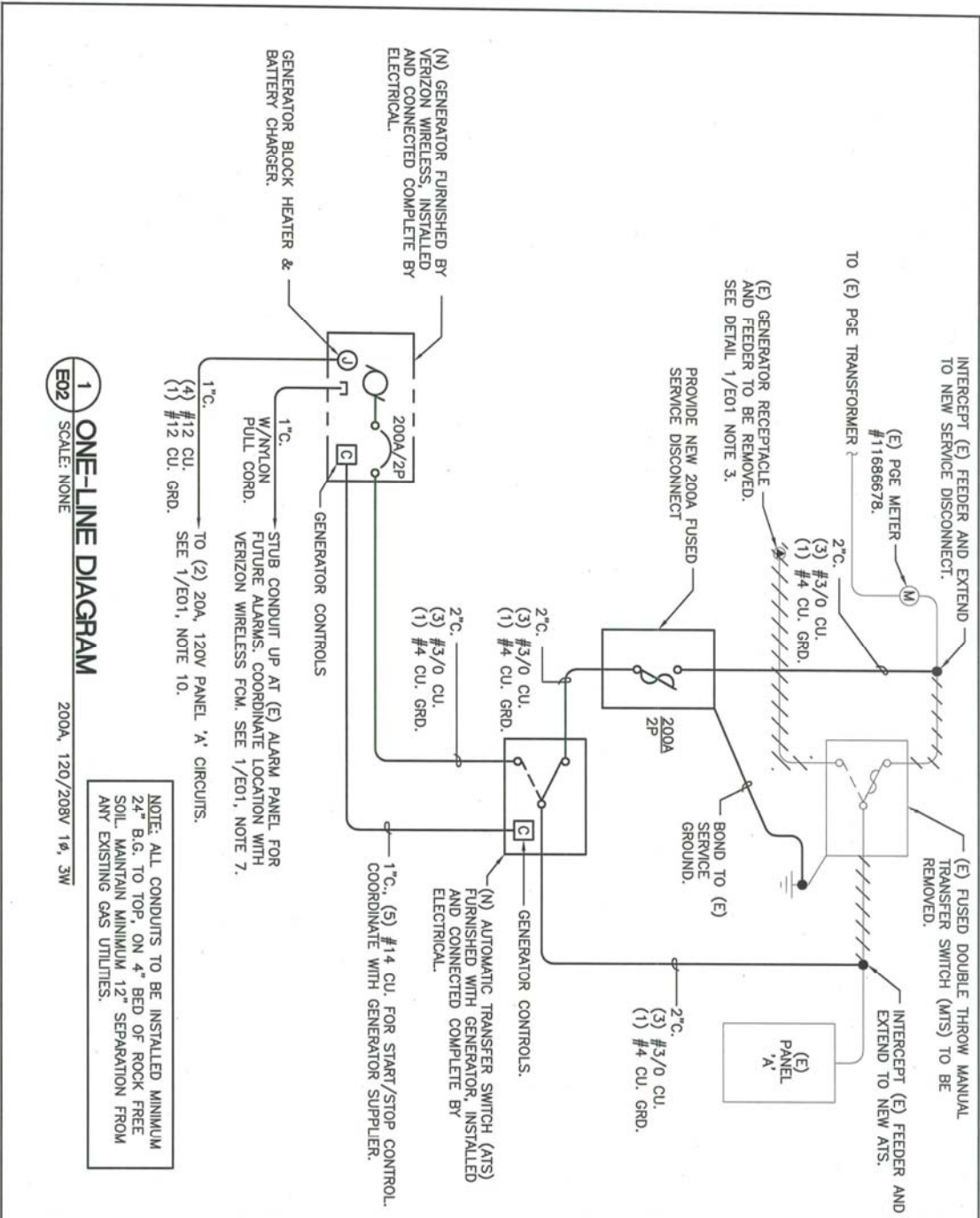
**OLD OMSI**  
 4015 SW CANYON RD.  
 PORTLAND, OR 97221

**RAW**  
 REGISTERED PROFESSIONAL ENGINEER  
 4015 SW CANYON ROAD  
 PORTLAND, OREGON 97221  
 PHONE: (503) 282-6000  
 FAX: (503) 282-6000  
 E-MAIL: rmcg@raweng.com  
 PROJECT NO.: 882A3291 CONSULT: GREG ROBERTSON

**REGISTERED PROFESSIONAL ENGINEER**  
 9751  
 JULY 14, 1978  
 OREGON  
 JAMES E. MITCHELL  
 EXPIRES 12/31/08

DRAWING FILE  
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 PROJECT AREA  
 SHEET TITLE  
 PLAN  
 SHEET NUMBER  
 E01

**EXHIBIT "A"**  
**9 of 9**  
**DESCRIPTION OF LEASED PREMISES**



NOTE: ALL CONDUITS TO BE INSTALLED MINIMUM 24" B.G. TO TOP, ON 4" BED OF ROCK FREE SOIL, MAINTAIN MINIMUM 12" SEPARATION FROM ANY EXISTING GAS UTILITIES.

**1 ONE-LINE DIAGRAM**  
 SCALE: NONE

200A, 120/208V 1φ, 3W

REV	DATE	DESCRIPTION	BY
A	28AUG08	CD REVIEW	GLB
0	10OCT08	CD ISSUE	GLB

5430 NE 122ND AVENUE  
 PORTLAND, OREGON 97230  
 503.408.3400

**OLD OMSI**  
 4015 SW CANYON RD,  
 PORTLAND, OR 97221

REW ENGINEERING, INC.  
 8815 S.W. Adams Boulevard  
 Suite 407  
 Portland, Oregon 97225  
 Phone: (503) 253-6500  
 Fax: (503) 253-5328  
 Engineering: (503) 253-6500  
 Project No.: 002-002-001 Contract: GRED ROBERTSON

REGISTERED PROFESSIONAL ENGINEER  
 9751  
 JAMES E. MITCHELL  
 OREGON  
 JULY 14, 1981  
 EXPIRES 12/31/08

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SHEET TITLE  
**ONE-LINE DIAGRAM**

SHEET NUMBER  
**E02**