

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 11	TO LEASE NO. GS-10B-07308	DATE 8/30/12	PAGE 1 of 1
ADDRESS OF PREMISES 1249 & 1387 S Vinnell Way, Boise, ID 83709			BUILDING NUMBER ID4305

THIS AGREEMENT, made and entered into this date by and between **RUBICON GSA II Boise BLM LLC**

whose address is **30 W MONROE ST STE 1700
CHICAGO, ILLINOIS 60603-2417**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to commence payment for amortized tenant improvements (TI).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 1, 2012, as follows:

Supplemental Lease Agreement (SLA) #11 is issued to amend GS-10B-07308 to accept completion of TI and commence payment of amortized costs related to the TI construction of (SLAs #3 & #7) Block A (\$57,996.79), (SLAs #8 & #10), Block B (\$35,398.71) and Block C (\$22,377.51), for a total of \$115,773.01. These TI costs will be amortized for 5 years (60 months) at an interest rate of 8.5% per annum, resulting in an additional monthly rent payment of \$2,375.26. To accomplish this, Section 1.03, Paragraph "A" is hereby deleted in its entirety and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	10/22/2011 – 06/30/2012		07/01/2012 – 06/30/2017		07/01/2017 – 10/21/2021	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE OFFICE	\$ 2,329,995.78	\$ 17.01	\$ 2,329,995.78	\$ 17.01	\$ 2,329,995.78	\$ 17.01
SHELL RENTAL RATE WAREHOUSE	\$ 135,865.73	\$ 10.01	\$ 135,865.73	\$ 10.01	\$ 135,865.73	\$ 10.01
OPERATING COSTS*	\$ 751,249.49	\$ 4.99	\$ 751,249.49	\$ 4.99	\$ 751,249.49	\$ 4.99
TI AMORTIZATION	\$ 0.00	\$ 0.00	\$ 28,503.12	\$ 0.19	\$ 0.00	\$ 0.00
FULL SERVICE RATE	\$ 3,217,111.00	\$ 21.37*	\$ 3,245,614.12	\$ 21.56*	\$ 3,217,111.00	\$ 21.37*

*Subject to Paragraph 2.08 annual operating cost adjustments which shall accrue and continue to apply throughout the term including the renewal option periods.

All other terms and conditions of the Lease remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE <i>Rubicon US REIT, Inc., Manager</i> <i>377</i>	NAME OF SIGNER Jeremy Kaufman, Authorized Signatory
ADDRESS 30 W. Monroe St., Suite 1700, Chicago, IL 60603	

IN PRESENCE OF

SIGNATURE <i>Christa Chalekian</i>	NAME OF SIGNER Christa Chalekian
ADDRESS 30 W. Monroe St., Suite 1700, Chicago, IL 60603	

UNITED STATES OF AMERICA

SIGNATURE <i>TERRIA HEINLEIN</i>	NAME OF SIGNER TERRIA HEINLEIN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER