

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT  
No. 100

DATE  
~~11/17/05~~ DEC 05 2005

**SUPPLEMENTAL LEASE AGREEMENT**

TO LEASE NO.  
GS- 10B-05541

ADDRESS OF PREMISES ROBERT DUNCAN PLAZA  
333 SW First Ave.  
Portland, Oregon 97204

THIS AGREEMENT, made and entered into this date by and between NGP Duncan Plaza Portland LLC, 1650 Tysons Blvd., Ste. 950, McLean VA 22102,

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2005, as follows.

SLA #98 increased annual parking by 5% to \$440,448.70, in accordance with the provisions SLA #76.

Commencing FY 06 (October 1, 2005) current annual parking rent in the amount of \$440,448.70 is increased by 5% to a new total of \$462,471.14/year. Annual rent is thereby increased by \$22,022.44.

Paragraph 9 of the Lease is deleted in its entirety and the following is substituted therefor:

Annual rent as of October 1, 2005 is increased from \$7,701,547.28 (which includes the 2005 CPI escalation of August 2005) to **\$7,723,569.72**. Actual annual rent will consist of the following, payable in arrears:

Base Rent	\$4,738,622.29 (does not include P-1 parking)
Operating Rent	\$2,522,476.29
FY05 Parking	\$ 440,448.70
FY06 Parking increase	\$ 22,022.44
<b>Total New Rent</b>	<b>\$7,723,569.72</b>

All other terms and conditions of the lease remain unchanged.

LESSOR NO. [REDACTED] C

BY [REDACTED]

*President & CEO*

(Title)

IN [REDACTED]

[REDACTED ADDRESS]

(Address)

(Signature)

UNITED STATES OF AMERICA

BY [REDACTED]

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
(Official Title)

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