

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 103	DATE 9/15/06
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-10B-05541	PAGE 1 of 6

ADDRESS OF PREMISES ROBERT DUNCAN PLAZA
333 SW FIRST AVENUE
PORTLAND, OREGON 97204

THIS AGREEMENT, made and entered into this date by and between Rubicon GSAIL Duncan Plaza Portland, LLC

whose address is 1650 Tysons Blvd., Suite 950, McLean, Virginia 22102

hereinafter called Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 ___ August 1, 2006 _____, as follow:

At the request of the Government, Supplemental Lease Agreement #103 provides for the following alteration work under proposal B6124, Exhibit A (1 page) Cost Proposal, attached and made a part hereof.

Lessor shall purchase and install all materials to provide modifications to the 2nd floor space (2,099 usable square feet/2,288.62 rentable square feet) to be occupied by the [REDACTED], [REDACTED], [REDACTED]. Work shall be accomplished in accordance with Exhibit B (4 pages) floor plans, attached and made a part hereof.

The total cost of this project shall not exceed \$113,664.95. The new rent will be increased to reflect the additional amount of \$93,829.16 that will be amortized in the rent for the remainder of the existing lease term at the rate of 8%. The balance of \$19,835.79 will be paid in lump sum upon completion and acceptance of the space and upon receipt of a proper invoice. Vendors should submit invoices electronically on the Finance Website at www.finance.gsa.gov referencing the following number PS0008721. Vendors who are unable to process the invoices electronically, may mail the invoices to the following address:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth, TX 76102

Space is anticipated to be complete and ready for occupancy on September 15. The new rent will be adjusted upon final completion and acceptance of the space via Supplemental Lease Agreement.

The Lessor hereby waives right to restoration.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LE

BY

IN PRESENCE

(Signature)

Authorized Representative

UNITED STA

BY

Contracting Officer, General Services Administration
(Official Title)