

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 105	DATE 10/30/06
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-10B-05541	PAGE 1 of 1

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 GSA II 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 October 1, 2006, as follows:

Pursuant to Supplemental Lease Agreement #103, alterations work to the 2nd floor space is completed and accepted by the Government. The Lease is hereby amended to reflect an increase in rent for the amortization of improvements.

As of 9/30/2006, the annual rent is \$7,822,052.66.

PARAGRAPH 7 AMOUNT OF ANNUAL RENT is amended to: The new annual rent is \$7,844,882.86. The additional amount of \$22,830.20 per annum reflects the full total of \$93,829.16 for the tenant improvements that are to be amortized over a 60 month period at the rate of 8%.

PARAGRAPH 8 RATE PER MONTH is amended to \$653,740.23.

The balance of \$19,835.79 will be paid in lump sum upon completion and acceptance of a proper invoice referencing the following number PS0008721. Vendors should submit invoices electronically on the Finance Website at www.finance.gsa.gov. 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

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.

LESSOR R

BY _____

IN PRESENCE OF _____

(Signature)

Authorized Representative

(Title)

(Address)

UNIT

BY _____

Contracting Officer, General Services Administration

(Official Title)