

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 118	TO LEASE NO. LOR05541	BLDG NO. OR6485	DATE June 22, 2009	PAGE 1 of 2 <i>SA JH</i>
ADDRESS OF PREMISES Robert Duncan Plaza 333 SW First Avenue, Portland, OR 97204-3440				

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

whose address is 311 S. Wacker Drive, Ste 1725
Chicago, IL 60606

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 order Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 11, 2009, as follows:

- I. In correspondence dated May 7, 2009, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$409,000.00. The total cost for Tenant Improvements is \$1,623,549.00. The Government hereby orders the balance of \$1,214,549.00.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,623,549.00, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

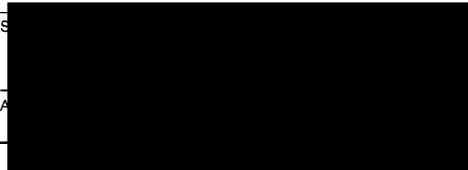
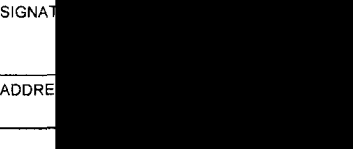

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
Greater Southwest Finance Center (7BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

or online at <http://www.finance.gsa.gov>

Continued on Page 2

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

LESSOR	
	NAME OF SIGNER <i>J. Scott Patrick</i>
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER <i>DAVID ZIER</i>
UNITED STATES OF AMERICA	
	NAME OF SIGNER <i>TERRIA HEINLEIN</i>
	OFFICIAL TITLE OF SIGNER <i>CONTRACTING OFFICER</i>

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Terria Heinlein
PBS, 10PTE
400 15th Street SW
Auburn, WA 98001

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0014725

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A. The Lessor's construction budget in the amount of \$1,623,549.00 is hereby incorporated into the lease as Exhibit B.

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR
GOVT

GSA FORM 276 (REV. 8/2006) BACK