

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 121	TO LEASE NO. GS-10B-05541	DATE JUL - 8 2010	PAGE 1 of 2
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ADDRESS OF PREMISES Robert Duncan Plaza, 333 SW First Avenue, Portland, Oregon 97204-3440	Building No. OR6485
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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  
SUITE 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.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 1, 2009, as follows:

This Supplemental Lease Agreement No. 121, provides for the increase of the annual rent for the 123 parking spaces on the P-1 parking level and establishes the Government is owed a credit from calculations from October 2006 through September 2009.

SLA #115 increased the annual parking by 5% to a new total of \$535,368.14 per annum in accordance with the provisions of SLA #76. Commencing FY10 (October 1, 2009) the rent for current annual parking in the amount of \$535,368.14 is increased by 5% to a new total of \$562,136.55. Annual rent is thereby increased by \$26,768.41.

Paragraph 9 of the Lease is amended by the following: Annual rent as of September 18, 2009 was decreased to \$8,069,522.37 per annum or \$672,460.20 per month, payable in arrears. The Annual rent as of October 1, 2009 is increased to \$8,096,290.78 (\$8,069,522.37 + \$26,768.41 (5%inc)) per annum or \$674,690.90 per month, payable in arrears. Pursuant to the schedule below:

October 2008 – September 2009 – annual parking income \$136,016.38 – (210,816)\* = (\$74,799.62) offset by daily receipts of \$88,867.44 = \$14,067.82 due the Government (per the attached Exhibit A, 1 page).


Paragraph 9 as amended per SLA #76 states "If the P-1 operating expenses exceed \$51,000 per year, the Government will annually pay the excess to the Lessor." Operating expenses for the period October 2008 through September 2009 were \$68,638.36 for an excess amount owed to the lessor of \$17,638.36.

This results in the amount owed the Lessor as follows: \$17,638.36 - \$14,067.82 = \$3,570.54 owed to the lessor.

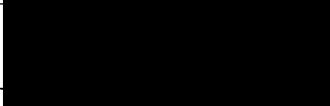
\*\$210,816 is the guaranteed parking income that is used to offset the credit as established by SLA #76.

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

LESSOR

SIGNATURE		NAME OF SIGNER J. Scott Patrick
ADDRESS	Suite 1725, Chicago, IL 60606	

IN PRESENCE OF

SIGNATURE		NAME OF SIGNER GIL A CLARK
ADDRESS	311 S. Wacker Dr., Suite 1725, Chicago, IL 60606	

UNITED STATES OF AMERICA

SIGNATURE		NAME OF SIGNER Wayne Richardson
		OFFICIAL TITLE OF SIGNER Lease Contracting Officer

Prior year calculations were made and Supplemental Lease Agreements were completed, but credits weren't taken and payments weren't made. A lump sum credit is owed to the Government in the amount of (\$1,533.34), for the following:

- Per SLA #114, 2006-2007: \$3,801.52 owed to the lessor
- Per SLA #115, 2007-2008: (\$8,905.40) credit owed to the Government
- Per SLA #121, 2008-2009: \$3,570.54 owed to the lessor  
(\$1,533.34) credit owed to the Government

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

Lessor's DUNS Number is 150146400.

INITIALS: SP & LR  
LESSOR GOV'T

INITIALS: SP LESSOR  
LR GOV'T