

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 122 TO LEASE NO. GS-10B-05541 DATE 7/21/2010 PAGE 1 of 2

ADDRESS OF PREMISES Robert Duncan Plaza, 333 SW First Avenue, Portland, Oregon 97204-3440 Building No. OR6485

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 to order tenant improvements. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution of this Supplemental Lease Agreement (SLA) by the Government, as follows:

This Supplemental Lease Agreement No. 122 provides for Lessor to complete tenant improvements for approximately 5,500 USF of vacant space on the fourth floor of the Leased Premises. At the Government's request the Lessor shall build-out the space in accordance with the space planning and construction drawings per the attached Exhibit A (1 page) and in accordance with Lessor's proposal, attached as Exhibit B (4 pages).

The construction should be complete ten (10) weeks after receipt of this SLA, approximately on or before September 20, 2010. Lessor is responsible for the work outlined in Exhibit A (1 page).

Upon completion, inspection, and acceptance of the space by the Contracting Officer, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$286,725.83, upon receipt of an original invoice.

The invoice shall be submitted to the following:

General Services Administration
PBS Payment Division (BCFA)
P. O. Box 17181
Fort Worth, TX 78102-0181

The proper invoice must include the following; 1) Invoice Date; 2) Names of Lessor as shown on the lease; 3) Lease number, Building Address, Description of Service to include price and quantity and 4) GSA PDN (Example- Reference # PS0016927 for this SLA)

See the attached Exhibit C (7 pages) for further requirements in accordance with the American Recovery And Reinvestment Act (ARRA) of 2009.

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

LESSOR

Signature box for Lessor with name J. Scott Patrick and address 725, Chicago, IL 60606

IN PRESENCE OF

Signature box for witness with name GIL CLARK and address 311 S. Wacker Dr. #1725, Chicago, IL 60606

UNITED STATES OF AMERICA

Signature box for Government with name SUSAN Foster and title Contracting Officer

Lease No. GS-10B-05541  
Supplemental Lease Agreement (SLA) No. 122  
Robert Duncan Plaza, 333 SW First Avenue, Portland, OR 97204-344

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

General Services Administration  
Susan Foster, Contracting Officer  
400 15<sup>th</sup> St. SW  
Auburn, WA 98001-6599

Lessor hereby waives restoration as a result of all improvements.

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

INITIALS: SP & RF  
LESSOR GOVT