

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 124	TO LEASE NO. GS-10B-05541	DATE NOV 3, 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. 124 is executed to document the completion of tenant improvements for the [redacted] who will occupy 5,199 ANSI/BOMA Office Area (ABOA) of vacant space on the fourth floor of the Leased Premises. At the Government's request, the Lessor built-out the space in accordance with the construction agreement under SLA No.122 and the design prepared under SLA No. 120.

We issued two Notice to Proceed letters dated September 28 and 29, 2010, adding additional funds to the project for change orders 6, 7, and 8 as follows:

Change Order 6	-	\$2,879.80
Change Order 7	-	\$4,057.13
Change Order 8	-	\$907.50
Total		\$7,844.43

The total funding available for Tenant Improvements is \$286,725.83 (SLA 122) + \$7,844.43 (Funded Change Orders) = \$294,570.26 In addition, SLA 120 funded \$11,110.50 for architectural services.

The construction was substantially completed on schedule for the agency to occupy on September 27, 2010. Services applicable to this space (5,199 sf) should start on September 27, 2010.

Upon completion, inspection, acceptance of the space, and agreement to this SLA by the Contracting Officer, the Government shall reimburse the Lessor in a lump sum payment for the Tenant Improvements and Architectural Services upon submission of an original invoice. The Invoice must include the following PS#: PS00016927.

The invoice shall be submitted to the following:

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

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

LESSOR	
SIGNATURE [redacted]	NAME OF SIGNER Sam Fuchs
ADDRESS 39 S. Wacker Drive, Chicago, IL 60603	
IN PRESENCE OF	
[redacted]	NAME OF SIGNER JERRARD R. WACK
[redacted]	
UNITED STATES OF AMERICA	
SIGNATURE [redacted]	NAME OF SIGNER SUSAN FOSTER
[redacted]	OFFICIAL TITLE OF SIGNER Contracting Officer

Lease No. GS-10B-05541

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:

Sf  
LESSOR

&

Sf  
GOVT