

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 132	TO LEASE NO. GS-10B-05541	DATE MAR 22 2012	PAGE 1 of 2 <i>SFL</i>
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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 30 W. Monroe St., Suite 1700, Chicago, IL 68603-2417 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, 2011, as follows:

This Supplemental Lease Agreement No. 132 provides for an increase in annual rent for the 123 parking spaces on the P-1 parking level and establishes that the Lessor is owed a lump sum payment for the period of October 2010 through September 2011 detailed in Exhibit A of this SLA (4 pages).

Annual Parking Increase:

SLA #126 increased the annual parking by 5% to a new total of \$590,243.38 per annum in accordance with the provisions of SLA #76. Commencing October 1, 2011 the rent for current annual parking in the amount of \$590,243.38 is increased by 5% to a new total of \$619,755.55. Annual rent is thereby increased by \$29,512.17.

Per SLA 130, Paragraph 9 of the Lease states the following: Annual rent as of September 18, 2011 was increased to \$10,647,400.00 per annum or \$887,283.33 per month, payable in arrears.

The annual rent as of October 1, 2011 is increased to \$10,676,912.17 (\$10,647,400.00 + \$29,512.17 [5%inc]) per annum or \$889,742.68 per month, payable in arrears. Pursuant to the schedule below:

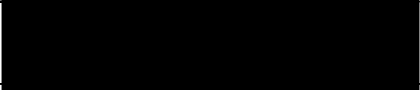
Parking income adjustment:

October 2010 – September 2011, annual parking income equaled \$206,819.47 - \$210,816.00* = \$3,996.53 owed to the Lessor.

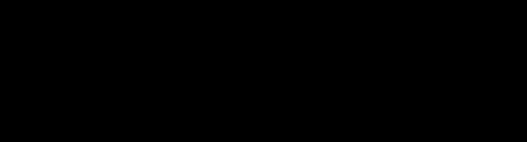
*\$210,816 is the guaranteed parking income that is used to offset the credit as originally established by SLA #76 and re-established in SLA130.

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

LESSOR

SIGNATURE		NAME OF SIGNER	Sam Fuchs - Authorized Signatory
ADDRESS	30 W. Monroe Street, Suite 1700, Chicago, IL 60603		

IN PRESENCE OF

SIGNATURE		NAME OF SIGNER	Alan Lagunov
ADDRESS	30 W. Monroe Street, Suite 1700, Chicago, IL 60603		

UNITED STATES OF AMERICA

SIGNATURE		NAME OF SIGNER	LINDSEY D. SNOW
		OFFICIAL TITLE	CONTRACTING OFFICER

Operating expense adjustment:

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 2010 through September 2011 were \$59,451.20 for an excess amount owed to the Lessor of \$8,451.20. (see attached Exhibit A).

Reconciliation:

The Lessor is owed a lump sum payment as follows: $\$3,996.53 + 8,451.20 = \$12,447.73$.

All other terms and conditions of the lease shall remain in full force and effect.