

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 140

TO LEASE NO. **GS-10B-05541**

BLDG NO. **OR6485ZZ**

ADDRESS OF PREMISES

Block 300, 333 SW 1st 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 **30 W Monroe St., Suite 1700, Chicago, IL 60603-2417**

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 August 16th, 2013, as follows:

Lease Amendment (LA) Number 140 has been prepared to incorporate the security upgrades associated with relocating the Diamond II server from the 7th floor CPU room to the 3rd Floor CPU room; and documenting the building name change from Robert Duncan Plaza to Block 300.

The Government will be contracting separately from this lease contract for these services. All work will be done in accordance with building rules and regulations, and approved by the Lessor.

Details of the statement of work are attached as Exhibit A, Pages 1 of 2.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment. Notwithstanding anything contained herein to the contrary, the Government shall restore to original condition anything damaged by the work performed.

Warranty: The Government shall warranty the tenant improvements for one year. The Government will assume full responsibility for the maintenance of the tenant improvements described in this Lease Amendment.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____

Name: Sam Fuchs

Title: Authorized Signatory

Entity Name: Rubicon US REIT, Inc., Manager, on behalf of

Date: 10/2/13 Rubicon GSA II Duncan Plaza Portland, LLC

WITNESSED FOR THE LESSOR:

Signature: _____

Name: Gil Clark

FOR THE GOVERNMENT:

Signature: _____

Name: ANDREW J. MOHL

Title: Lease Contracting Officer CONTRACTING OFFICER

Entity Name: GSA, Public Building Service

Date: OCT 29 2013

Title: Asset Manager

Date: 10/2/13