

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO.143

TO LEASE NO. **GS-10B-05541** BLDG NO. **OR6485ZZ**
PDN NO. **PS0027777**

ADDRESS OF PREMISES

Block 300, 333 SW First Avenue, Portland, Oregon 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 to order firm fixed price design services.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective September 27, 2013, as follows:

Lease Amendment (LA) Number 143 has been prepared to incorporate the scope of work and pricing information for the Design and Documentation work (the "Design Services") of the proposed alterations for the 3rd floor build-out to accommodate increased staff (also known as the "3rd Floor GDACS Project"). The Lessor or their contractor(s) shall complete, the proposed Design Services for the fixed price of \$35,115.25.

Details of the cost proposal and statement of work are attached as **Exhibit A, Pages 1-11.**

Upon mutual execution by the Lessor and the Government, this Lease Amendment serves as a Notice to Proceed for the proposed Design Services for the fixed price of \$35,115.25. The Lessor shall complete the Design Services within 60 working days of receiving the Notice to Proceed from the Government.

Upon completion, inspection, and acceptance of the Design Service deliverables by the GSA Contracting Officer, the Government will remit a lump-sum payment to the Lessor for the total fixed price of the project, as stated above. Payment will occur within 30 days of the Government's receipt of the Lessor's itemized invoice. The Lessor *must* submit the invoice electronically to www.finance.gsa.gov and to the Lease Administration Manager at Valerie.connerly@gsa.gov.

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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: 11/25/13 Rubicon GSA II Duncan Plaza, Portland, LLC

FOR THE

Signature: _____

Name: ANDREW J. MOHL

Title: Lease Contracting Officer **CONTRACTING OFFICER**

Entity Name: GSA, Public Building Service

Date: DEC 3 2013

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: Jere

Title: President

Date: 11/25/13

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The invoice must include:

- Lease number: GS-10B-05541
- Building address
- Payment reference number: **PS0027777**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

The Lessor must submit invoice documents electronically at www.finance.gsa.gov and inform the Lease Administration Manager of the submittal at Valerie.connerly@gsa.gov. If the Lessor cannot submit documents electronically, hard copies must be sent to:

Original Documents	Copies
GSA Greater Southwest Finance Center Attn: PBS Payments Branch (BCFA) P.O. Box 17181 Fort Worth, TX 76102	GSA Portland Metro Field Office Attn: Valerie Connerly 620 SW Main Street, Room 108 Portland, OR 97205

The Lessor hereby waives restoration as a result of all improvements.

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

Sf / AJM
Lessor Gov't