

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-10B-07127	DATE 12/14/10	PAGE 1 of 2
ADDRESS OF PREMISES Portland, OR		BUILDING NO.: OR6728	

**THIS AGREEMENT**, made and entered into this date by and between TWO MAIN DEVELOPMENT LLC

whose address is 235 MONTGOMERY STREET  
15<sup>TH</sup> FLOOR  
SAN FRANCISCO, CA 94104

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 December 9, 2010, as follows:

The purpose for this Supplemental Lease Agreement (SLA) No. 4 is to reconcile the final costs for the Tenant Improvements And Cabling for this lease provided for in PS Document #PS10017043.

September 2010 Lessor submitted a 90% invoice for costs in the amount of \$2,315,328.79 (tenant improvements) + \$242,628.69 (RWA work) = \$2,557,957.48 Total

December 2010 lessor submitted two final invoices: 1) \$122,745.28 (Tenant Improvements) and 2) \$61,868.29 (RWA work including AV equipment, appliances, fabric panels and Honor Wall) = \$184,613.57 TOTAL

The total of these 2 submitted invoices = \$2,438,074.07 (TTI Costs) + \$304,496.98 (RWA Costs) = \$2,742,571.05 Total Costs

Lessor has provided a reconciliation statement of actual costs for the Tenant Improvements and RWA work.

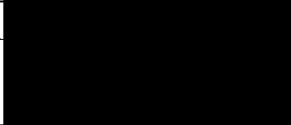
In summary: \$2,842,174.97(available funds) less \$2,742,571.05 (Invoices = Funds in the amount of \$99,603.92 are no longer Needed for this project as Lessor has completed all invoicing.


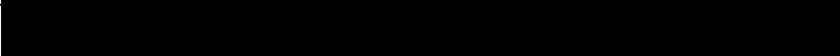
Lessor hereby waives restoration as a result of all improvements.

The requirement in the lease for reporting in accordance with the American Recovery and Reinvestment Act (ARRA) of 2009 Are applicable to SLA No. 4.

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

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

<b>LESSOR</b>	
SIGNATURE	NAME OF SIGNER
	Gregg Meyer
ADDRESS	
235 MONTGOMERY STREET	ROOM 16, SAN FRANCISCO, CA 94104

<b>IN PRESENCE</b>	
SIGNATURE	NAME OF SIGNER
	CAROLYN J. LEE
ADDRESS	
	

<b>UNITED STATES OF AMERICA</b>	
SIGNATURE	NAME OF SIGNER
	Susan Foster
	OFFICIAL TITLE OF SIGNER
	Contracting Officer