

**SUPPLEMENTAL LEASE AGREEMENT**

Number 4

Lease Number: LOR07128

Date: *Sept. 13, 2010*

First and Main, 100 SW Main Street, Portland, OR 97204

THIS AGREEMENT, made and entered into this date by and between TWO MAIN DEVELOPMENT LLC, a Delaware limited liability company

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 establish the occupancy date, accept tenant improvements and document the final tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 27, 2010 as follows:

Paragraph 1, 2, 3, 4, 9, 10, 11 and 14 are hereby deleted in their entirety and the following is substituted therefore.

1. The Lessor hereby leases to the Government the following described premises:

A total of 70,660 rentable square feet (RSF) of office and related space, which yields 64,437 ANSIBOMA Office Area square feet (USF) of space at First and Main, 100 SW Main Street, Portland, OR 97204 be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 32 parking spaces (26 structured 5 structured, reserved and 1 handicapped) each space is valued at \$200.00 per month. The parking spaces shall be used for exclusive use of Government employees.

IN WITNESS WHEREOF, the undersigned have subscribed their names as of the above date.

Lessor: TWO MAIN DEVELOPMENT LLC, a Delaware limited liability company

By \_\_\_\_\_

*Vice President*

(Title)

In Presence of \_\_\_\_\_

(Signature)

(Address)

United States Of America, General Services Administration, Public Buildings Service.

*Contracting Officer*  
(Official Title)

The leased premises will be divided between the [redacted] sub-agencies as follows:

Block	Agency	RSF	USF	Parking	Load Factor
Block A	[redacted]	69,606	63,476	29 spaces	9.6572%
Block B	[redacted]	1,054	961	3 spaces	9.6774%

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 1, 2010 and continuing through August 31, 2015, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$2,581,916.40 at the rate of \$215,159.70 per month in arrears for years 1 through 5. The rent commencement date shall be the date that space acceptance is made by the Government.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

TWO MAIN DEVELOPMENT LLC  
 235 MONTGOMERY STREET  
 SAN FRANCISCO, CA 94104

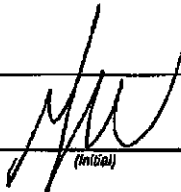
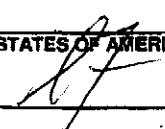
[redacted] Sub-Agency Breakdown				
Block	Annual Rent	Shell Rent	Operating	Parking
Block A	\$2,543,403.24	\$2,065,906.08	\$477,497.16	\$69,600.00
Block B	\$38,513.16	\$31,282.72	\$7,230.44	\$7,200.00

4. The Government may terminate this lease at any time on or after August 31, 2013 by giving at least 90 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

9. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 19.58% (70,660 RSF/ 360,926 RSF).

10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$6.86/RSF (\$484,727.60/annum).

11. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.0966 (70,660 RSF/64,437 USF).

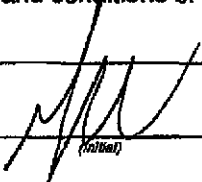

LESSOR  BY _____  (initial)	UNITED STATES OF AMERICA  BY _____  (initial)
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14. Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the value of the lease for the initial three year firm term (years 1 - 3). The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Per Supplemental Lease Agreement 3, the Commission Credit shall be used to off-set the Tenant Improvement Allowance.

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

LESSOR	UNITED STATES OF AMERICA
BY  (Initial)	BY  (Initial)