

**SUPPLEMENTAL LEASE AGREEMENT
Number 5**

Lease Number: LOR07128 **Date:** *November 10, 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, 15th 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 increase the scope of building services and adjust the operating expenses.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2010 as follows:

Paragraphs 3 and 10 are hereby deleted in their entirety and the following is substituted therefore.

- 3. The Government shall pay the Lessor annual rent of \$2,583,329.60 at the rate of \$215,277.47 per month in arrears for years 1 through 5.

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

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

Lessor, _____ LLC, a Delaware limited liability company

By _____

Vice President

(Title)

In Pres _____

(Address)

(Signature)

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

(Official Title)

Contracting officer

(Official Title)

Sub-Agency Breakdown				
Block	Annual Rent	Shell Rent	Operating	Parking
Block A	\$2,544,816.44	\$1,996,306.08	\$478,910.36	\$69,600.00
Block B	\$38,513.16	\$24,082.72	\$7,230.44	\$7,200.00

10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$6.88/RSF (\$486,140.80/annum).

The following building services have been added to the lease:



HVAC

- Quarterly inspections of HVAC
- Annual inspection of HVAC
- Filter Replacement
- Condensate Pan Tabs

SUPPLIES

- Compact Towel Dispensers (3 count)
- Multi-fold Towels
- Foaming Soap Dispenser
- Foaming Hand Wash

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

<p>LESSOR</p> <p>BY _____  <small>(Initial)</small></p>	<p>UNITED STATES OF AMERICA</p> <p>BY _____  <small>(Initial)</small></p>
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