

**SUPPLEMENTAL LEASE AGREEMENT**

Number 2

**Lease Number:** LOR07129**Date:** 7/26/10

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 amend the above Lease to include additional storage space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 25, 2010 as follows:

Paragraphs 1, 3, 9, 10, and 11 are hereby deleted in their entirety and the following is substituted therefore.

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

**OFFICE SPACE:** A total of 91,659 rentable square feet (RSF) of office and related space, which yields 83,075 ANSI/BOMA Office Area square feet (USF) of space at First and Main, 100 SW Main Street, Portland, OR 97204 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 30 reserved parking spaces for exclusive use of Government employees.

**STORAGE SPACE:** A total of 1,955 RSF of storage space, which yields 1,955 USF at First and Main, 100 SW Main Street, Portland, OR 97204 to be used for such purposes as determined by the General Services Administration.

3. **OFFICE SPACE:** The Government shall pay the Lessor annual rent of \$3,003,665.43 at the rate of \$250,305.45 per month in arrears for years 1 through 10. The rent commencement date shall be the date that space acceptance is made by the Government.

**STORAGE SPACE:** The Government shall pay the Lessor annual rent of \$31,280.00 at the rate of \$2,606.67 per month in arrears for years 1 through 10. No additional operating expenses, operating expense increases or tax adjustments shall be incurred for this storage space. 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

- 9. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 25.0199% (91,659 RSF/366,345 RSF). This paragraph does not apply to storage space.
- 10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$6.86/RSF (\$628,780.74/annum). This paragraph does not apply to storage space.
- 11. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.1033 (91,659 RSF/83,075 USF). This paragraph does not apply to storage space.

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

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

Lessor, T... ENT LLC, a Delaware limited liability company

By \_\_\_\_\_

*Vice President*

(Title)

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

\_\_\_\_\_

(Signature)

(Address)

United States of America, Administration, Public Buildings Service.

\_\_\_\_\_

*Contracting Officer*

(Official Title)