

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-10B-07129	DATE 08/09/10	PAGE 1 of 2
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ADDRESS OF PREMISES Portland, OR	BUILDING NO.: OR6728
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THIS AGREEMENT, made and entered into this date by and between TWO MAIN DEVELOPMENT LLC

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 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 July 14, 2010, as follows:

I. In separate correspondences dated April 22 and June 1, 2010, the Government issued two (2) Notices to Proceed in the amount of \$3,440,147.00 and \$1,724,522.00 (\$5,164,669.00 total) to be applied to the Tenant Improvements. Please credit the Government Broker Commission Credit in the amount of [REDACTED] to the Tenant Improvements for a revised total of \$4,811,180.06 to be paid lump sum to the lessor. (Note: this credit was applied to the updated Cost Summary dated 06-29-2010 with a revised cost for Tenant Improvements for \$5,194,147.40)

II. Not included in the total in Paragraph I are agency costs in the amount of \$15,191.90 which needs to be invoiced separately which will be applied to a Reimbursable Work Authorization (RWA).

II. An updated reconciled cost summary will be provided the Government for review and approval before submission of any invoices for payment.

III. Upon completion, inspection, and acceptance of the space and Governments acceptance of revised cost summary. The Government shall reimburse Lessor for Item 1.

Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
PBS Payment Division (BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

Or online at: www.finance.gsa.gov

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

LESSEE

SIGNATURE	[REDACTED]	NAME OF SIGNER Gregg Meyer
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ADDRESS	Montgomery St., San Francisco CA 94104	
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SIGNATURE	[REDACTED]	NAME OF SIGNER GROOM LEE
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ADDRESS	[REDACTED]	
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UNITED STATES OF AMERICA

SIGNATURE	[REDACTED]	NAME OF SIGNER Susan Foster
		OFFICIAL TITLE OF SIGNER Contracting Officer

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Susan Foster
PBS, 10 PR
400 15th Street SW
Auburn, WA 98001


A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0017050 for SLA No. 4 must be included on each invoice
- RWA - Please reference the PDN #PS0017050 on the invoice applicable to the RWA amount

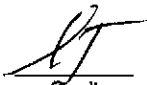
If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the Lease contract is made.

- IV. The Lessor hereby waives restoration as a result of all improvements.
- V. The requirements in the lease for reporting in accordance with the American Recovery and Reinvestment Act (ARRA) of 2009 are applicable to SLA No. 2

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



Lessor



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