

This Lease is made and entered into between

Lessor's Name: Rubicon GSA II Duncan Plaza, Portland LLC

("the Lessor"), whose principal place of business is 39 S. La Salle Street, Suite 1010, Chicago, IL 60603-1725, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**Robert Duncan Plaza
333 SW First Avenue
Portland, OR 97204-3440**

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

To Have and To Hold the said Premises with their appurtenances for the term of

5 Years, 3.5 Years Firm, (September 18, 2011 – September 17, 2016)

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:



Name: Rubicon GSA II Duncan Plaza Portland, LLC
By: Jeremy Kaufman, Rubicon US REIT Inc, Manager
Includes Attachment A

Title: Authorized Signatory

Date: 9-23-11

FOR THE GOVERNMENT:



LINDSEY D. SNOW

Lease Contracting Officer

Date: 9/27/11

WITNESSED BY:



Name: Clare Armbruster

Title: KS Administrative Manager

Date: 9-23-11

TABLE OF CONTENTS

SECTION 1	THE PREMISES, RENT, AND OTHER TERMS	4
1.01	THE PREMISES—SUCCEEDING (APR 2011)	4
1.02	EXPRESS APPURTENANT RIGHTS (APR 2011)	4
1.03	RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)	4
1.04	BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)	4
1.05	TERMINATION RIGHT (APR 2011)	5
1.06	RENEWAL RIGHTS (APR 2011)	5
1.07	DOCUMENTS INCORPORATED BY REFERENCE	5
1.08	PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (APR 2011)	5
1.09	OPERATING COST BASE (APR 2011)	5
1.10	RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 2011)	5
1.11	OVERTIME HVAC RATES (APR 2011)	5
1.12	24-HOUR HVAC REQUIREMENT (APR 2011)	5
1.13	ADDITIONAL BUILDING IMPROVEMENTS (APR 2011)	5
SECTION 2	GENERAL TERMS, CONDITIONS AND STANDARDS	7
2.01	DEFINITIONS AND GENERAL TERMS (APR 2011)	7
2.02	AUTHORIZED REPRESENTATIVES (APR 2011)	7
2.03	WAIVER OF RESTORATION (APR 2011)	7
2.04	PAYMENT OF BROKER (APR 2011)	7
2.05	CHANGE OF OWNERSHIP (APR 2011)	8
2.06	REAL ESTATE TAX ADJUSTMENT (APR 2011)	8
2.07	ADJUSTMENT FOR VACANT PREMISES (APR 2011)	10
2.08	OPERATING COSTS ADJUSTMENT (APR 2011)	10
SECTION 3	CONSTRUCTION STANDARDS AND SHELL COMPONENTS	11
3.01	WORK PERFORMANCE (APR 2011)	11
3.02	RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (APR 2011)	11
3.03	WOOD PRODUCTS (APR 2011)	11
3.04	ADHESIVES AND SEALANTS (APR 2011)	11
3.05	BUILDING SHELL REQUIREMENTS (APR 2011)	11
3.06	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER—SUCCEEDING (APR 2011)	12
3.07	QUALITY AND APPEARANCE OF BUILDING—SUCCEEDING (APR 2011)	12
3.08	MEANS OF EGRESS (APR 2011)	12
3.09	EXITS AND ACCESS (DEC 2007)	12
3.10	AUTOMATIC FIRE SPRINKLER SYSTEM (APR 2011)	12
3.11	FIRE ALARM SYSTEM (APR 2011)	12
3.12	ENERGY INDEPENDENCE AND SECURITY ACT (APR 2011)	13
3.13	ELEVATORS—SUCCEEDING (APR 2011)	13
3.14	DEMOLITION—SUCCEEDING (APR 2011)	13
3.15	ACCESSIBILITY (APR 2011)	13
3.16	CEILINGS—SUCCEEDING (APR 2011)	13
3.17	DOORS: SUITE ENTRY AND INTERIOR – SUCCEEDING (APR 2011)	13
3.18	DOORS: EXTERIOR—SUCCEEDING (APR 2011)	13
3.19	WINDOWS—SUCCEEDING (APR 2011)	14
3.20	PARTITIONS – SUCCEEDING (APR 2011)	14
3.21	INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011)	14
3.22	WALL FINISHES (AUG 2008)	14
3.23	PAINTING (APR 2011)	14
3.24	FLOORS AND FLOOR LOAD – SUCCEEDING (APR 2011)	14
3.25	FLOOR COVERING AND PERIMETERS—SHELL—SUCCEEDING (APR 2011)	14
3.26	MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)	14
3.27	BUILDING SYSTEMS (APR 2011)	15
3.28	ELECTRICAL (APR 2011)	15
3.29	ELECTRICAL: GENERAL (APR 2011)	15
3.30	DRINKING FOUNTAINS (APR 2011)	15
3.31	TOILET ROOMS—SUCCEEDING (APR 2011)	15
3.32	JANITOR CLOSETS (APR 2011)	15
3.33	HEATING VENTILATION AND AIR CONDITIONING (APR 2011)	16
3.34	HEATING AND AIR CONDITIONING (APR 2011)	16
3.35	VENTILATION (APR 2011)	16
3.36	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (APR 2011)	16
3.37	LIGHTING: INTERIOR AND PARKING—SUCCEEDING (APR 2011)	16
3.38	ACOUSTICAL REQUIREMENTS (SEP 2009)	16
3.39	GREEN LEASE SUBMITTALS – SUCCEEDING (APR 2011)	16

3.40	DETERRENCE TO UNAUTHORIZED ENTRY (APR 2011)	17
3.41	ACCESS TO UTILITY AREAS (NOV 2005)	17
3.42	MECHANICAL AREAS AND BUILDING ROOFS (APR 2011)	17
3.43	ACCESS TO BUILDING INFORMATION (APR 2011)	17
3.44	IDENTITY VERIFICATION OF PERSONNEL (APR 2011)	17
3.45	SYSTEMS COMMISSIONING—SUCCEEDING (APR 2011)	17
3.46	SECURE HVAC: AIRBORNE HAZARDS (APR 2011)	17
3.47	EMERGENCY POWER TO CRITICAL SYSTEMS (APR 2011)	17
3.48	SECURE HVAC: SECURE RETURN AIR GRILLES (APR 2011)	18
3.49	SECURE HVAC: OUTDOOR AIR INTAKES (APR 2011)	18
3.50	EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM (APR 2011)	18
3.51	SECURE HVAC: DEDICATED HVAC FOR LOBBIES, MAILROOMS, AND LOADING DOCKS (APR 2011)	18
3.52	EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (SEP 2000)	18
3.53	CONSTRUCTION WASTE MANAGEMENT (AUG 2008)	18
3.54	INDOOR AIR QUALITY DURING CONSTRUCTION (DEC 2007)	18
SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES		20
4.01	SCHEDULE FOR COMPLETION OF SPACE—SUCCEEDING (APR 2011)	20
4.02	AS-BUILT DRAWINGS (APR 2011)	20
4.03	LIQUIDATED DAMAGES (APR 2011)	20
SECTION 5 TENANT IMPROVEMENT COMPONENTS		21
5.01	TENANT IMPROVEMENT (TI) REQUIREMENTS (APR 2011)	21
5.02	FINISH SELECTIONS – SUCCEEDING (APR 2011)	21
5.03	PAINTING – TI (APR 2011)	21
5.04	FLOOR COVERING AND PERIMETERS—TI (APR 2011)	22
5.05	CARPET SPECIFICATIONS (APR 2011)	22
5.06	ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (APR 2011)	23
SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM		24
6.01	PROVISION OF SERVICES, ACCESS, AND ROUTINE HOURS (APR 2011)	24
6.02	UTILITIES (APR 2011)	24
6.03	UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (APR 2011)	24
6.04	HEATING AND AIR CONDITIONING (APR 2011)	24
6.05	OVERTIME HVAC USAGE (APR 2011)	24
6.06	JANITORIAL SERVICES (APR 2011)	24
6.07	SELECTION OF CLEANING PRODUCTS (APR 2011)	25
6.08	SELECTION OF PAPER PRODUCTS (APR 2011)	25
6.09	SNOW REMOVAL (APR 2011)	25
6.10	MAINTENANCE AND TESTING OF SYSTEMS (APR 2011)	26
6.11	MAINTENANCE OF PROVIDED FINISHES (APR 2011)	26
6.12	ASBESTOS ABATEMENT (APR 2011)	26
6.13	ONSITE LESSOR MANAGEMENT (APR 2011)	26
6.14	SCHEDULE OF PERIODIC SERVICES (APR 2011)	26
6.15	LANDSCAPE AND LANDSCAPE MAINTENANCE—SUCCEEDING (APR 2011)	26
6.16	RECYCLING (APR 2011)	26
6.17	RANDOLPH-SHEPPARD COMPLIANCE (APR 2011)	27
6.18	SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION (APR 2011)	27
6.19	INDOOR AIR QUALITY (APR 2011)	27
6.20	RADON IN AIR (APR 2011)	27
6.21	RADON IN AIR (APR 2011)	27
6.22	RADON IN WATER (APR 2011)	27
6.23	HAZARDOUS MATERIALS (APR 2011)	27
6.24	MOLD (APR 2011)	27
6.25	OCCUPANT EMERGENCY PLANS (APR 2011)	28
6.26	FLAG DISPLAY (APR 2011)	28
SECTION 7 ADDITIONAL TERMS AND CONDITIONS		29

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES—SUCCEEDING (APR 2011)

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this lease. These exceptions include, but are not limited to National Fire Protection Association (NFPA) requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set in the below Lease Contract paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: 11,196 rentable square feet (RSF), yielding 10,041 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of 1.115 percent, located on the 1st floor(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS (APR 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. **Parking:** A total of 2 parking spaces of which 2 shall be structured inside spaces reserved for the exclusive use of the Government, 2 shall be inside parking spaces, and 0 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	YEARS – 9/18/2011 – 9/17/2016	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$269,599.68	\$24.08
OPERATING COSTS*	\$66,280.32*	\$5.92*
PARKING COSTS	INCLUDED IN SHELL	INCLUDED IN SHELL
FULL SERVICE RATE	\$335,880.00*	\$30.00*

* Subject to Paragraph 2.08 Annual Operating Costs Adjustment which shall accrue and continue throughout the entire term including any renewal option periods.

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in Paragraph 1.01, "The Premises," created herein.
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease.
4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)

INTENTIONALLY DELETED

1.05 TERMINATION RIGHT (APR 2011)

The Government may terminate this Lease at any time effective after the firm term of this Lease (March 17, 2015) by providing not less than 180 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination as long as the Government has vacated the space in full. The Government does not have the right to vacate less than the entirety of the terminated space.

1.06 RENEWAL RIGHTS (APR 2011)

INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED BY REFERENCE

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
AGENCY SECURITY STANDARDS	2	B
AGENCY SPECIFIC CLEANING REQUIREMENTS	6	C
TENANT IMPROVEMENT SCOPE OF WORK	2	D
GSA FORM 3517B GENERAL CLAUSES	33	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	4	

1.08 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (APR 2011)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 3.10 percent. The percentage of occupancy is derived by dividing the total Government space of 11,196 rentable square feet by the total building space of 361,342 rentable square feet. This tax base amount shall apply during the entire lease term including any extension periods.

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is \$27,139.96, which is based upon the 2010 taxes. The first tax adjustment will be for the 2011 taxes.

1.09 OPERATING COST BASE (APR 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$5.92 per rentable sq. ft., \$66,280.32 annually. The operating base cost year is established as 2011. The operating base amount and base year shall apply during the entire lease term including any extension periods.

1.10 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 2011)

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$2.20 per ABOA sq. ft. of space vacated by the Government.

1.11 OVERTIME HVAC RATES (APR 2011)

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$27.50 per hour per floor

1.12 24-HOUR HVAC REQUIREMENT (APR 2011)

The Overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at a rate of \$0.00 per ABOA sq. ft. of the area receiving the additional overtime HVAC for supplemental HVAC units as currently provided. If additional supplemental HVAC units are added, all associated costs, including but not limited to the costs of the equipment, the installation, maintenance, repair, replacement, and operation (including utilities) shall be a Government expense.

1.13 ADDITIONAL BUILDING IMPROVEMENTS (APR 2011)

The Lessor shall be required to complete the following additional building Energy Efficiency and by the 2nd anniversary date of the lease (September 18, 2013), the Lessor shall notify the Government if it intends to make the offered building seismically compliant so as to meet the Life Safety Performance Level as set forth in the "Standards of Seismic Safety for Existing Federally Owned and Leased Buildings and Commentary", ICSSC RP 6.

A. The Lessor intends to meet the Energy Star requirement as per Paragraph 3.12 within one year of lease award.