

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO 126 TO LEASE NO GS-10B-05541 DATE APR 8 2011 PAGE 1 of 1

ADDRESS OF PREMISES Robert Duncan Plaza, 333 SW First Avenue, Portland, Oregon 97204-3440 Building No. OR6485

THIS AGREEMENT, made and entered into this date by and between RUBICON GSA II DUNCAN PLAZA PORTLAND, LLC

whose address is 39 S LA SALLE ST SUITE 1010 CHICAGO, IL 60603-1725

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease

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

This Supplemental Lease Agreement No. 126 provides for the increase of the annual rent for the 123 parking spaces on the P-1 parking level and establishes the Government is owed a credit from calculations from October 2009 through September 2010.

SLA #121 increased the annual parking by 5% to a new total of \$562,136.55 per annum in accordance with the provisions of SLA #76. Commencing FY11 (October 1, 2010) the rent for current annual parking in the amount of \$562,136.55 is increased by 5% to a new total of \$590,243.38. Annual rent is thereby increased by \$28,106.83.

Paragraph 9 of the Lease is amended by the following: Annual rent as of September 18, 2010 was increased to \$8,136,327.38 per annum or \$678,027.28 per month, payable in arrears. The Annual rent as of October 1, 2010 is increased to \$8,164,434.21 (\$8,136,327.38 + \$28,106.83 (5%inc)) per annum or \$680,369.52 per month payable in arrears Pursuant to the schedule below:

October 2009 - September 2010 - annual parking income \$54,368.00 - (210,816)\* = (\$156,448.00) offset by monthly parking of \$177,291.58 = \$20,843.58 due the Government (per the attached Exhibit A, 1 page)

Paragraph 9 as amended per SLA #76 states "If the P-1 operating expenses exceed \$51,000 per year, the Government will annually pay the excess to the Lessor." Operating expenses for the period October 2009 through September 2010 were \$59,365.25 for an excess amount owed to the lessor of \$8,365.25.

This results in the amount owed the Lessor as follows: \$20,843.58 - \$8,365.25 = \$12,478.33 credit owed to the Government

\*\$210,816 is the guaranteed parking income that is used to offset the credit as established by SLA #76

All other terms and conditions remain in full force and effect

Lessor's DUNS Number is 150146400.

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

SIGNATURE [Redacted] LESSOR NAME OF SIGNER Sam Fuchs ADDRESS 39 S La Salle St, Suite 1010, Chicago, IL 60603-1725

SIGNATURE [Redacted] NAME OF SIGNER Clare Armbruster

ADDRESS 39 S La Salle St, Suite 1010, Chicago, IL 60603-1725

SIGNATURE [Redacted] UNITED STATES OF AMERICA NAME OF SIGNER LINDSEY D. SNOW OFFICIAL TITLE CONTRACTING OFFICER