

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 135	
	TO LEASE NO. GS-10B-05541	BLDG NO. OR6485
ADDRESS OF PREMISES Robert Duncan Plaza 333 SW 1 st Ave Portland, OR 97204-3440	PDN Number: PS0027415	

THIS AGREEMENT, made and entered into this date by and between RUBICON GSA II DUNCAN PLAZA PORTLAND, LLC whose address is: 30 W Monroe St., Suite 1700, Chicago, IL 60603-2417

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 provide for daytime cleaning at secured areas in the lease for the 1st floor mail room; 3rd floor IV room, 3rd floor Hardware room; 3rd floor DPC control room, 8th Floor Human Resources; 10th floor Law enforcement; and 10th floor Office of Council, and payment for such services.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 01, 2012 as follows:
The Lessor agrees to provide daytime cleaning at the secured areas enumerated above, as more specifically set forth on the attached Exhibit A, for a price of \$14,828.64 per annum, starting with the period October 1, 2012 through September 30, 2013.

Upon the Lessor's submission of an invoice, as set forth below, in the amount of \$14,828.64, the Government shall pay the Lessor the amount of \$14,828.64 in a one-time per annum, lump-sum payment. ~~The payment will be made following the provision of services for each annual term. (If the last part of the Lease term is less than one year, this amount shall be prorated.) Invoices for the above services will be submitted annually and at the end of the Lease term.~~ The Government will pay the Lessor within 30 days of the Government's receipt of the Lessor's itemized invoice.

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The Lessor will submit invoices electronically to www.finance.gsa.gov and to the Lease Administration Manager at valerie.connerly@gsa.gov.

This Lease Amendment contains 2 pages and Exhibit A Pages 1 of 1.

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

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

FOR THE LESSOR:

Signature: _____
Name: Sam Fuchs
Title: Authorized Signatory
Entity Name: Rubicon US REIT, Inc., Manager, on behalf of
Date: 9/30/13 Rubicon GSA II Duncan Plaza Portland, LLC

FOR THE

Signature: _____
Name: DREW J. MOHL
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: 9/30/13

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Gil Clark
Title: Asset Manager
Date: 9/30/13

The invoice(s) shall include:

- Lease number: **GS-10B-05541**
- Invoice Date
- Payment reference number: PS0028415
- Lessor name and address as shown on the Lease
- Itemization of the services provided

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

If the Lessor cannot submit documents electronically, hard copies must be sent to:

Original Documents

GSA Greater Southwest Finance Center
Attn: PBS Payments Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102

Copies

GSA Portland Metro Field Office
Attn: Valerie Connerly
620 SW Main St., Suite 108
Portland, OR 97205

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

INITIALS: SE & ASm
LESSOR GOVT