

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 146

TO LEASE NO. **GS-10B-05541** BLDG NO. **OR6485ZZ**

ADDRESS OF PREMISES

Block 300, 333 SW 1st Avenue, Portland OR 97204-3440

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective January 30, 2014, as follows:

Lease Amendment (LA) Number 146 has been prepared to incorporate the installation of Flat Screen TVs in the elevator lobbies of the 10th, 9th and 8th floors within the Block 300 building. These TVs or Monitors will be used to provide [REDACTED] Employees with the current COR information.

The Government will be contracting with the lessor for these services. All work will be done in accordance with building rules and regulations, and approved by the Lessor.

Details of the statement of work are attached as Exhibit A, Pages 1 of 1.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment.

Warranty: The Government shall warranty the tenant improvements for one year. The Government will assume full responsibility for the maintenance of the tenant improvements described in this Lease Amendment.

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: [REDACTED]

Name: Sam Fuchs

Title: Authorized Signatory

Entity Name: Rubicon US REIT, Inc., Manager, on behalf of

Date: 1/29/14 [REDACTED] an Plaza Portland, LLC

WITNESSED

Signature: [REDACTED]

Name: Robert Saunders

FOR THE GOVERNMENT

Signature: [REDACTED]

Name: ANDREW J. MOHL

Title: Lease Contracting Officer CONTRACTING OFFICER

Entity Name: GSA, Public Building Service

Date: FEB 6 2014

Title: CFO

Date: 1/29/14