

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-10B-07128	DATE 12/16/2010	PAGE 1 of 2
ADDRESS OF PREMISES Portland, OR		BUILDING NO.: OR6728	

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 December 14, 2010, as follows:

The purpose for this Supplemental Lease Agreement (SLA) No. 6 is to reconcile the final costs for the tenant improvements, cabling, and RWA items for this lease provided for in PS Document #PS0017048.

September 2010 Lessor submitted a 90% invoice for costs associated with the tenant improvements for [REDACTED] (\$3,901,267.73 TI costs + [REDACTED] cabling + \$90,325.80 RWA items.)

December 2010 Lessor submitted one invoice for RWA costs associated with this for \$60,726.75 (PG80.A42-RWA #N0974100 - \$3,651.46 + PG80.A51 RWA #N0974100 - \$57,075.29)

The Lessor has provided a reconciliation statement of actual costs for Tenant Improvements in the amount of \$3,572,456.31, cabling in the amount of [REDACTED], and RWA items in the amount of \$151,052.55.

Lessor has been overpaid in the amount of \$460,489.16 for TI costs ([REDACTED] Sept Invoice payment + [REDACTED] Broker credits = \$4,032,945.47 minus \$3,572,486.31 actual costs = \$460,489.16 refund to the government.)

Lessor has been overpaid in the amount of \$136,409.44 for Cabling ([REDACTED] Sept. invoice payment minus [REDACTED] actual costs = \$136,409.44 refund to the government)

Total Refund due the Government = [REDACTED] (\$460,489.16-TI refund + [REDACTED]-cabling refund)

Instruction for submitting funds for this refund are as follows: 1) Make a check payable to General Services Administration In the credit amount noted above; 2) Mail the check to General Services Administration, 400 15th St. SW, Auburn, WA 98001-6599, ATTENTION: Elizabeth Jessee (CFO).

Continued on Page 2

IN WITNESS [REDACTED] hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE	NAME OF SIGNER Gregg Meyer
ADDRESS	235 MONTGOMERY STREET, 15TH FLOOR, SAN FRANCISCO, CA 94104

IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER CAROLYN J. LEE
ADDRESS	[REDACTED]

UNITED STATES OF AMERICA	
SIGNATURE	NAME OF SIGNER Susan Foster
	OFFICIAL TITLE OF SIGNER Contracting Officer
AUTHORITY	GSA FORM 276 (REV. 8/2008)
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The Lessor has completed all invoicing for Tenant Improvements and cabling for this lease. An additional invoice for uncompleted RWA items will be submitted at a later date.

Using Tenant Improvement numbers from SLA 2 - \$4,334,741.92 (funds available for TI's) minus \$3,901,267.73 payments made = \$433,474.19 + \$460,489.16 = \$893,963.35 TI funds no longer available for this project.

Using Cabling numbers from SLA 2 - [REDACTED] (funds available for cabling) minus [REDACTED] payments made = \$37,874.94 + \$136,409.44 refund to the government = \$174,284.38 cabling funds no longer available for this project.

Note: TI costs and broker credits amounts varied from SLA 3 with final reconciliation due to actual square footages for occupancy.

The Lessor hereby waives restoration as a result of all improvements.

The requirements in the lease for reporting in accordance with the American Recovery and Reinvestment Act (ARRA) of 2009 are applicable to SLA No. 6

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


Lessor


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