

SUPPLEMENTAL LEASE AGREEMENT

Number 6

Lease Number: LOR07129

Date: *November 27, 2010*

First and Main, 100 SW Main Street, Portland, OR 97204

THIS AGREEMENT, made and entered into this date by and between TWO MAIN DEVELOPMENT LLC, a Delaware limited liability company

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 increase the scope of building services and adjust the operating expenses.

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

Paragraphs 3 and 10 are hereby deleted in their entirety and the following is substituted therefore.

3. OFFICE SPACE: The Government shall pay the Lessor annual rent of \$3,006,452.52 at the rate of \$250,537.71 per month in arrears for years 1 through 10.

STORAGE SPACE: The Government shall pay the Lessor annual rent of \$30,144.00 at the rate of \$2,512.00 per month in arrears for years 1 through 10. No additional operating expenses, operating expense increases or tax adjustments shall be incurred for this storage space.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

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

Lessor, TWO MAIN DEVELOPMENT LLC, a Delaware limited liability company

By _____

Vice Presidential

(Title)

In Presence of _____

(Signature)

(Address)

United States Of America, General Services Administration, Public Buildings Service.

Contracting Officer

(Official Title)

TWO MAIN DEVELOPMENT LLC
235 MONTGOMERY STREET
SAN FRANCISCO, CA 94104

10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$6.88/RSF (\$630,813.44/annum). This paragraph does not apply to storage space.

The following building services have been added to the lease:

SUPPLIES

- Compact Towel Dispensers
- Multi-fold Towels
- Foaming Soap Dispensers
- Foaming Hand Wash

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

LESSOR

BY _____


(Initial)

UNITED STATES OF AMERICA

BY _____


(Initial)