

SUPPLEMENTAL LEASE AGREEMENT

Number 4

Lease Number: LOR07130

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. The Government shall pay the Lessor annual rent of \$2,184,302.21 at the rate of \$182,025.18 per month in arrears for years 1 through 10.

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

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

scribed their names as of the above date.

, a Delaware limited liability company

Vice President

(Title)

(Address)

U...ministration, Public Buildings Service.

Contracting Officer

(Official Title)

10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$7.64/RSF (\$486,173.57/annum). This paragraph does not apply to storage space.

The following building services have been added to the lease:

HVAC

- Quarterly inspections of HVAC
- Annual inspection of HVAC
- Filter Replacement
- Condensate Pan Tabs

SUPPLIES

- Compact Towel Dispenser (8th floor break room)
- Multi-fold Towels
- Foaming Soap Dispenser
- Foaming Hand Wash

JANITORIAL

- Break Room Cleaning (8th floor)
 - Monday through Friday, two additional times a day
 - Bi-weekly clean of 2 refrigerators and ice machine
- New Restrooms (7th, 8th and 9th floors)
 - Monday through Friday, two additional times a day

LESSOR

BY _____
(initial)

UNITED STATES OF AMERICA

BY _____
(initial)