

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. GS-10B-07130	DATE JAN 28 2011	PAGE 1 of 2
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ADDRESS OF PREMISES 100 SW Main Street, Portland, OR 97204	BUILDING NO.: OR6728
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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 94104-1793

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 reconcile final Tenant Improvement, Cabling and RWA costs associated with the build-out of the leased space, and record payments and credits that are applied to the final balance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 14, 2010, as follows: Paragraph 16 is added.

"Paragraph 16 – FINAL TENANT IMPROVEMENT RECONCILIATION

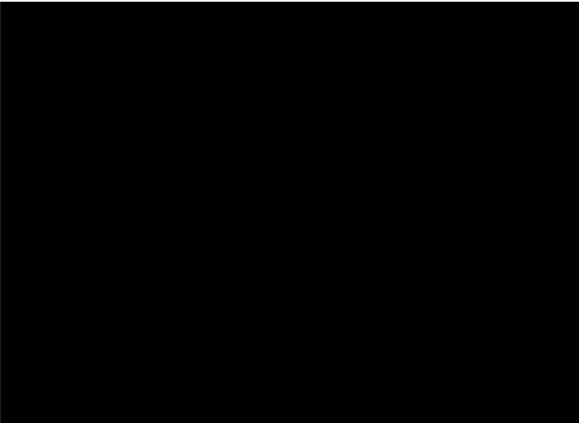
In September 2010 the Lessor submitted an estimated 90% progress invoice to the Government for [REDACTED] detailed as follows:

\$	3,282,246.42	Tenant Improvement Costs
\$	[REDACTED]	Low Voltage Cabling Costs
\$	70,807.46	Agency RWA Costs
\$	[REDACTED]	Total 90% Progress Invoice

The Lessor confirms receipt of payments made by the Government in the full amount of [REDACTED] in September 2010.

Upon completion of the tenant improvements, in December 2010, the Lessor provided an invoice for the actual final tenant improvement costs in the amount of [REDACTED] detailed as follows:

\$	3,165,336.26	Tenant Improvement Costs
\$	[REDACTED]	Low Voltage Cabling Costs
\$	176,419.33	Agency RWA Costs
\$	[REDACTED]	Total Final Invoice



have hereunto subscribed their names as of the date first above written.

	NAME OF SIGNER <i>Gregg Meyer</i>
5 MONTGOMERY ST, FLOOR 16, SAN FRANCISCO, CA 94104	

	NAME OF SIGNER <i>CARDINA LEE</i>
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ADDRESS	[REDACTED]
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UNITED STATES OF AMERICA

SIGNATURE	[REDACTED]	NAME OF SIGNER LINDSEY D. SNOOK
		OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Paragraph 16 – FINAL TENANT IMPROVEMENT RECONCILIATION

In accordance with Paragraph 14 (amended in Supplemental Lease Agreement No. 3) the Broker Commission Credit in the amount of [REDACTED] is applied to the final Tenant Improvement Costs.

The following payments and credits are required to reconcile payments made In September 2010 to the final invoiced amounts.

Tenant Improvement Cost Reconciliation

\$	(3,165,336.26)	Final Invoice
\$	3,282,246.42	Payment September 2010
\$	[REDACTED]	Broker Commission Credit
\$	[REDACTED]	Lessor Refund to Government

Low Voltage Cabling Cost Reconciliation

[REDACTED]	Final Invoice
[REDACTED]	Payment September 2010
[REDACTED]	Lessor Refund to Government

Agency RWA Cost Reconciliation

\$	(176,419.33)	Final Invoice
\$	70,807.46	Payment September 2010
\$	(105,611.87)	Government Payment to Lessor

Both parties hereby acknowledge that the following payments have been made and that the tenant improvement costs are reconciled:

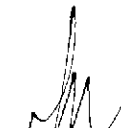
The Government paid Agency RWA Costs in the amount of \$105,611.87 to the Lessor on January 18, 2011.

The Lessor paid a refund in the amount of \$478,625.76 to the Government on January 25, 2011.

These payments represent the final invoice and payment reconciliation for tenant improvements ordered for this lease.

NOTE: The requirements in the lease for reporting in accordance with the American Recovery and Reinvestment Act (ARRA) of 2009 are applicable to this Supplemental Lease Agreement No. 5.

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


Lessor


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