

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-10B-07302	DATE AUG 14 2012	PAGE 1 of 2
ADDRESS OF PREMISES Robert Duncan Plaza 333 SW First Avenue, Portland, OR 97204-3440		BUILDING NUMBER OR6485	

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 April 1, 2012, as follows:

This Supplemental Lease Agreement (SLA) # 3 establishes the Lessor will provide 360 hours of overtime heating, ventilation, and air conditioning (HVAC) service to the Leased Premises at the Governments request at the established overtime lease rate of \$27.50 per hour for the period of March 24, 2012 through September 30, 2012. The order shall not exceed \$8,164.80.

Invoices for the above services will be submitted quarterly. Upon approval of the ordered hours by the GSA Contracting Officer, the Government will reimburse the Lessor. Reimbursement will occur within 30 days of the Government's receipt of the Lessor's itemized invoice(s). At the end of the stated performance period the Lessor will indicate final billing.

Failure to submit a proper invoice within 120 days following established quarterly billing frequency shall constitute a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to this lease.

The Lessor must submit invoices electronically to www.finance.gsa.gov and to the Lease Administration Manager at ed.solbach@gsa.gov.

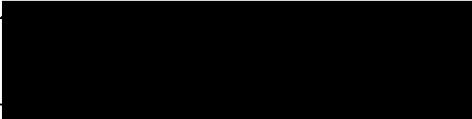
The invoice(s) must include:


- Lease number: **GS-10B-07302**
- Invoice Date
- Payment reference number: **PS00023082**.
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

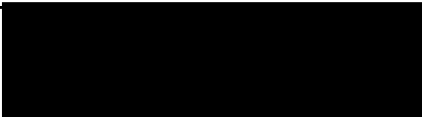
If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE 	NAME OF SIGNER Rubicon US REIT, Inc, Manager Sam Fuchs, Authorized Signatory
ADDRESS 30 W Monroe St, Suite 1700, Chicago IL 60603	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Christa Chalekian
ADDRESS 30 W Monroe St, Suite 1700, Chicago IL 60603	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER ANDREW J. MOHL
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

If the Lessor cannot submit documents electronically, hard copies must be sent to:

Original Documents

GSA Greater Southwest Finance Center
Attn: PBS Payments Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102

Copies

GSA Portland Metro Field Office
Attn: Ed Solbach
620 SW Main St., Suite 108
Portland, OR 97205

All other terms and conditions of the Lease remain in full force and effect.

INITIALS: SE & AGM
LESSOR GOVT