

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 117 TO LEASE NO. LOR05541 DATE May 28, 2009 PAGE 1 of 2

ADDRESS OF PREMISES  
Robert Duncan Plaza 333 SW First Avenue, Portland, OR 97204-3440

**THIS AGREEMENT**, made and entered into this date by and between Rubicon GSA II Duncan Plaza Portland, LLC whose address is 311 S. Whacker Drive, Ste 1725 Chicago, IL 60606

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 May 7, 2009, as follows:

- I. In correspondence dated May 7, 2009, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$409,000.00.
- II. Certain work is required to provide construction drawings, to order certain long-lead items including doors and carpet, and to demolish the existing improvements, which costs total \$409,000.00. The total costs for these tenant improvements include architecture in the amount of \$83,600.00, Lessor architecture, consultants and engineers in the amount of \$10,000.00, building standard doors, STC 50 hearing room doors in the amount of [REDACTED]0, carpet in the amount of [REDACTED] and demolition of the space in the amount of [REDACTED].

Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$409,000.00, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:  
General Services Administration  
Greater Southwest Finance Center (7BCFA)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

or online at <http://www.finance.gsa.gov>

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

**LESSOR**

SIGNATURE [REDACTED] NAME OF SIGNER J. Scott Patrick

ADDRESS [REDACTED] 1725 Chicago, IL 60606

**IN PRESENCE OF**

SIGNATURE [REDACTED] NAME OF SIGNER Gil Clark

ADDRESS 311 S. Wacker Dr. #1725 Chicago, IL 60606

**UNITED STATES OF AMERICA**

[REDACTED] NAME OF SIGNER TERRIA HEINLEIN  
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: Terria Heinlein  
PBS, 10PTE  
400 15<sup>th</sup> Street SW  
Auburn, WA 98001

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0014725

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

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

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

INITIALS: JHP & JH  
LESSOR GOVT

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