

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 123	TO LEASE NO. GS-10B-05541	DATE OCT 18	PAGE 1 of 2
ADDRESS OF PREMISES Robert Duncan Plaza, 333 SW First Avenue, Portland, OR 97204-3340		BUILDING NUMBER OR6485	

THIS AGREEMENT, made and entered into this date by and between Rubicon GSA II Duncan Plaza Portland, LLC

whose address is 311 S. Wacker Drive, Suite 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 for follow on punch list items for tenant improvements initially completed through SLA #118.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective 10/18/08 as follows:

Supplemental Lease Agreement (SLA) No.123 is issued to incorporate the follow on punch list items for the remodel and alterations of the 4th floor. Details of the completed work, pricing information as well as the IGE's are attached as Exhibit A, Pages 1-6. The Lessor or their contractor(s) has completed all work to include installation of materials and equipment, providing the necessary labor for full completion of this project.

Upon completion, inspection, and acceptance of the tenant improvements by the GSA Contracting Officer, the Government will reimburse the Lessor for the total cost of \$16,981.98. Reimbursement for all items will occur within 30 days of the Government's receipt of the Lessor's itemized invoice(s). 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:

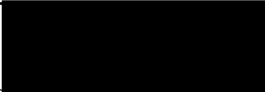


The invoice(s) must include:

- Lease number: **GS-10B-05541**
- Invoice Date
- Payment reference number: **PS0014725**
- 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.

Continued on Page 2

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

LESSOR	
SIGNATURE	NAME OF SIGNER
	Sam Fuchs
ADDRESS 39 S. LaSalle St Ste 1010, Chicago, IL 60603	
IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
	JEFFREY R. WACK
ADDRESS 307E1010 CHICAGO, IL 60603	
UNITED STATES OF AMERICA	
SIGNATURE	NAME OF SIGNER
	Wayne Richardson
	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 Southern Service Center
Attn: Ed Solbach,
620 SW Main St., Suite 108
Portland, OR 97205

The Lessor shall be responsible for maintenance and repair of the installed alterations outlined above.

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

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

INITIALS: JS & LR
LESSOR GOV'T