

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 136

TO LEASE NO. **GS-10B-05541** BLDG NO. **OR6485ZZ**

ADDRESS OF PREMISES

Robert Duncan Plaza, 333 SW 1<sup>st</sup> 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 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 March 27, 2013, as follows:

Lease Amendment (LA) Number 136 has been prepared to incorporate the electrical work in support of 7 systems furniture workstations of the 8<sup>th</sup> floor of the Robert Duncan Plaza Building.

The Government will be contracting separately from this lease contract for these services. All work will be done in accordance with building rules and regulations, and approved by the Lessor.

Details of the statement of work are attached as Exhibit A, Pages 1 of 1.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment.

Warranty: The Government shall warranty the tenant improvements for one year. The Government will assume full responsibility for the maintenance of the tenant improvements described in this Lease Amendment.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

Signature: \_\_\_\_\_

Name: Sam Fuchs

Title: Authorized Signatory

Entity Name: Rubicon US REIT, Inc., Manager, on behalf of

Date: 3/28/13 Robert Duncan Plaza Portland, LLC

WITNESS

Signature: \_\_\_\_\_

Name: Clare Armbruster

FOR THE GOVERNMENT

Signature: \_\_\_\_\_

Name: ANDREW J. MOHL

Title: CONTRACTING OFFICER

Entity Name: GSA, Public Building Service

Date: APR 2 2013

Title: Asset Management Associate

Date: 3/28/13