

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT No. 98	DATE 11/9/04
	TO LEASE NO. GS- 10B-05541	

ADDRESS OF PREMISES    ROBERT DUNCAN PLAZA  
                                  333 SW First Ave.  
                                  Portland, Oregon 97204

THIS AGREEMENT, made and entered into this date by and between NGP Duncan Plaza Portland LLC, 1650 Tysons Blvd., Ste. 950, McLean VA 22102,

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 October 1, 2004, as follows.

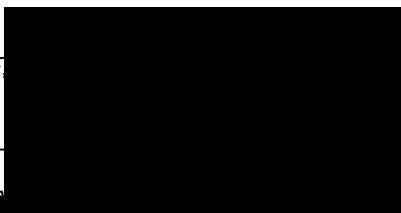
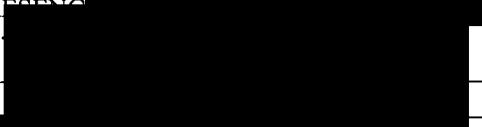

SLA #76 expanded the lease to include P-1 parking at the rent rate of \$339,500.00 per year, \$33,292.00 per month (see page 2, paragraph 2 of SLA #76). Each year the Lessor is entitled to a 5% increase in the parking rate. The following shows the second escalation for FY 05 commencing on October 1, 2004.

FY04 annual parking of \$419,475.00 x 5% increase = \$440,448.75/year. Annual rent is thereby increased by \$20,973.75.

Paragraph 9 of the Lease, as amended in SLA No. 95 is amended by the following:

Annual rent as of October 1, 2004 is increased from \$7,587,343.02 (which includes the 2004 CPI escalation) to **\$7,608,316.77**.

All other terms and conditions of the lease remain unchanged.

LESSOR		
BY _____		(Title)
IN PRESENCE		
_____		(Address)
UN		CONTRACTING OFFICER
BY _____		GENERAL SERVICES ADMINISTRATION
	(Signature)	(Official Title)