**SUPPLEMENTAL LEASE AGREEMENT**

**Number 4**

**First and Main, 100 SW Main Street, Portland, OR 97204**

**THIS AGREEMENT**, made and entered into this date by and between **TWO MAIN DEVELOPMENT LLC**, a Delaware limited liability company whose address is 235 Montgomery Street, 15th Floor, San Francisco, CA 94104 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to establish the occupancy date, accept tenant improvements and document the final tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 27, 2010 as follows:

Paragraph 1, 2, 3, 4, 9, 10, 11 and 14 are hereby deleted in their entirety and the following is substituted therefore.

1. The Lessor hereby leases to the Government the following described premises:

A total of 70,660 rentable square feet (RSF) of office and related space, which yields 64,437 ANSI/BOMA Office Area square feet (USF) of space at First and Main, 100 SW Main Street, Portland, OR 97204 be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 32 parking spaces (26 structured 5 structured, reserved and 1 handicapped) each space is valued at $200.00 per month. The parking spaces shall be used for exclusive use of Government employees.

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

**Vice President**

**By**

**In Presence of**

**Address**

**Official Title**

**United States Of America, General Services Administration, Public Buildings Service.**

[Signature]

[Address]

[Official Title]
The leased premises will be divided between the sub-agencies as follows:

<table>
<thead>
<tr>
<th>Block</th>
<th>Agency</th>
<th>RSF</th>
<th>USF</th>
<th>Parking</th>
<th>Load Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block A</td>
<td></td>
<td>69,606</td>
<td>63,478</td>
<td>29 spaces</td>
<td>9.6572%</td>
</tr>
<tr>
<td>Block B</td>
<td></td>
<td>1,054</td>
<td>961</td>
<td>3 spaces</td>
<td>9.6774%</td>
</tr>
</tbody>
</table>

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 1, 2010 and continuing through August 31, 2015, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of $2,581,916.40 at the rate of $215,159.70 per month in arrears for years 1 through 5. The rent commencement date shall be the date that space acceptance is made by the Government.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

TWO MAIN DEVELOPMENT LLC
235 MONTGOMERY STREET
SAN FRANCISCO, CA 94104

<table>
<thead>
<tr>
<th>Block</th>
<th>Annual Rent</th>
<th>Shell Rent</th>
<th>Operating</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block A</td>
<td>$2,543,403.24</td>
<td>$2,065,906.08</td>
<td>$477,497.16</td>
<td>$69,600.00</td>
</tr>
<tr>
<td>Block B</td>
<td>$38,513.16</td>
<td>$31,282.72</td>
<td>$7,230.44</td>
<td>$7,200.00</td>
</tr>
</tbody>
</table>

4. The Government may terminate this lease at any time on or after August 31, 2013 by giving at least 90 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

9. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 19.58% (70,660 RSF/360,926 RSF).

10. In accordance with the SFO paragraph entitled Operating Costs Base, the escalation base is established as $6.86/RSF ($484,727.60/annum).

11. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.0966 (70,660 RSF/64,437 USF).

LESSOR

UNITED STATES OF AMERICA

Form 276
14. Commission and Commission Credit:
The Lessor and the Broker have agreed to a cooperating lease commission of \[ \frac{\text{commission}}{\text{total lease value}} \] of the value of the lease for the initial three year firm term (years 1 – 3). The total amount of the commission is \[ \text{commission amount} \]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego \[ \text{Commission Credit amount} \] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is \[ \text{Commission Credit amount} \]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Per Supplemental Lease Agreement 3, the Commission Credit shall be used to off-set the Tenant Improvement Allowance.

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