GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **SUPPLEMENTAL LEASE AGREEMENT**	SUPPLEMENTAL AGREEMENT 28	DATE 2-18-2004
	TO LEASE NO. GS-09B-94150	

ADDRESS OF PREMISES

75 Hawthorne Street
San Francisco, CA 94105

THIS AGREEMENT, made and entered into this date by and between ITW MORTGAGE INVESTMENTS II, INC. A DELAWARE CORPORATION

whose address is 75 HAWTHORNE STREET, SUITE 401S
SAN FRANCISCO, CA 94105

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, upon execution by the Government, as follows:

"The lessor will be paid a lump-sum payment of $45,592.33 tax escalation for calendar year 2003. Amounts per block: Block A = $40,790.49; Blocks B & D = $2,208.32; Block C = $84.65; Block E = $1,747.69; Block F = $173.29; Block G = $20.00 and Block H = $567.89."

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

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

LESSOR: ITW MORTGAGE INVESTMENTS II, INC. A DELAWARE CORPORATION

BY _____ General Manager
(Signature) (Title)

IN THE PRESENCE OF (witnessed by:) 75 Hawthorne St., Suite 401 S
San Francisco, CA 94105
(Signature) (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY _____ Contracting Officer
(Official Title)