

SECOND AMENDMENT TO SALE AND PURCHASE AGREEMENT

THIS SECOND AMENDMENT TO SALE AND PURCHASE AGREEMENT (this "Amendment") is made and entered into as of this 30th day of May, 2007, by and between SEATTLE UNIVERSITY, a Washington nonprofit corporation ("Buyer"), and QWEST CORPORATION, a Colorado corporation ("Qwest").

RECITALS

This Amendment is made with respect to the following facts:

A. Buyer and Qwest are parties to that Sale and Purchase Agreement dated April 13, 2007, as amended by that certain First Amendment to Sale and Purchase Agreement dated May 29, 2007 (collectively, the "Agreement") providing for the transfer of certain property located in Seattle, Washington with a street address of 1313 East Columbia Street, Seattle, Washington, as more particularly described in the Agreement (the "Property").

B. Buyer and Qwest desire to amend the Agreement with respect to the Limited Phase II and to make certain other modifications to the Agreement.

AGREEMENT

REDACTED

THE REMAINING PAGES OF THIS
SECOND AMENDMENT TO SALE AND PURCHASE AGREEMENT
HAVE BEEN REDACTED