

LEASE FOR ADMINISTRATIVE SPACE

**BETWEEN:**           INGCal 7<sup>th</sup> Avenue LLC,  
**(address)**           a Delaware limited liability company ("Landlord")  
                          c/o ING Clarion Partners  
                          1420 Fifth Avenue, Suite 2020  
                          Seattle, WA 98101  
                          Attention: \_\_\_\_\_

**AND:**                Qwest Corporation,  
**(address)**           a Colorado corporation ("Tenant")  
                          1801 California Street, Suite 4600  
                          Denver, CO 80202  
                          Attention: Vice President of Real Estate

REMAINDER OF THIS  
DOCUMENT REDACTED  
IN ITS ENTIRETY