

LEASE OF HOLDOVER SPACE

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

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

PREMISES: A portion of the Building located at:

 1600 7th Avenue
 Seattle, Washington 98191

DATE: _____, 2008

REMAINDER OF THIS
DOCUMENT REDACTED
IN ITS ENTIRETY