

SUPPLEMENTAL LEASE AMENDMENT

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|--|---|----------------------------|----------------|
| SUPPLEMENTAL LEASE ADMENDMENT NO. 1 | TO LEASE NO. GS-10B-06879 Bldg# ID4377 # | DATE MAY 17 2012 | PAGE 1 of 2 |
| ADDRESS OF PREMISES 2190 Channing Way, Idaho Falls, ID 83404-8034 | | | |

THIS AGREEMENT, made and entered into this date by and between CHANNING SQUARE PROPERTIES, LLC

whose address is 2630 LEGENDS CIRCLE
IDAHO FALLS, ID 83404-8034

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to adjust square footage, change the address, establish the date of shell rent commencement as October 1, 2012, pending Beneficial Occupancy, to adjust the overall Leased Area, and adjust commission and commission credit.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:

Paragraphs 1, 3, 5, 8, 9, 10, 11, and 19 of the SFO and its amendments are deleted in their entirety and replaced with the following:

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


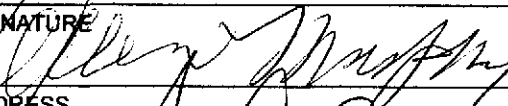
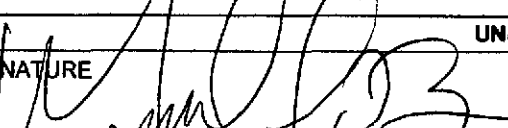
A total of **6,075** rentable square feet (RSF) yielding approximately **5,956** ANSI/BOMA Office Area square feet and related space located at Channing Square Center, 2190 Channing Way, Idaho Falls, ID 83404-8034, as depicted on the attached Exhibit A (the "Premises"), to be used for **SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.**

3. Rent. The Government shall pay the Lessor annual rent of:

| LEASE TERM | SHELL RENT | OPERATING BASE | AMORTIZATION OF TI'S | TOTAL ANNUAL RENT |
|--|--------------|----------------|----------------------|-------------------|
| 10/1/2012 through Beneficial Occupancy | \$98,111.25 | \$0.00 | \$0.00 | \$98,111.25 |
| YEARS 1 - 5 | \$98,111.25 | \$29,160.00 | \$28,038.36 | \$155,309.61 |
| YEAR 6 | \$108,013.50 | \$29,160.00 | \$28,038.36 | \$165,211.86 |
| YEAR 7 | \$110,139.75 | \$29,160.00 | \$28,038.36 | \$167,338.11 |
| YEAR 8 | \$112,326.75 | \$29,160.00 | \$28,038.36 | \$169,525.11 |
| YEAR 9 | \$114,513.75 | \$29,160.00 | \$28,038.36 | \$171,712.11 |
| YEAR 10 | \$116,822.25 | \$29,160.00 | \$28,038.36 | \$174,020.61 |

Continued on Page 2

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

| | | | |
|--|---|---------------------------|---------------------|
| CHANNING SQUARE PROPERTIES, LLC | | LESSOR | |
| SIGNATURE |  | NAME OF SIGNER | DIXIE MURPHY |
| ADDRESS | 2630 Legends Circle, Idaho Falls, ID 83404 | | |
| IN PRESENCE OF | | | |
| SIGNATURE |  | NAME OF SIGNER | ALLEN MURPHY |
| ADDRESS | | | |
| UNITED STATES OF AMERICA | | MICHAEL J. O'BRIEN | |
| SIGNATURE |  | NAME OF SIGNER | MICHAEL J. O'BRIEN |
| | | OFFICIAL TITLE OF SIGNER | CONTRACTING OFFICER |

3. Continued:

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

CHANNING SQUARE PROPERTIES, LLC
2630 LEGENDS CIRCLE
IDAHO FALLS, IDA 83404-8304

5. This Lease may be renewed at the option of the Government for a term of five (5) years at the following rental rate:

| | OPTION TERM 1 | YEARS 11 - 15 |
|----------------|---|-------------------|
| | ANNUAL RENT | ANNUAL RATE / RSF |
| SHELL RATE | \$124,112.25 | \$20.43 |
| OPERATING COST | Operating cost basis shall continue from year ten (10) of the existing lease term. Option term is subject to continuing annual adjustments. | |

8. In accordance with SFO Paragraph 3.2 entitled, *Tenant Improvements Included in Offer*, Tenant improvements in the total amount of \$228,093.00 (5,956 ABOA square feet x \$38.298440) shall be amortized through the rent for ten (10) years at the rate of 4.25%. The total annual cost of Tenant improvements for the amortization period shall be \$28,038.36.

9. In accordance with SFO Paragraph 4.2 entitled, *Tax Adjustment*, the real estate tax base is \$28,381.00 and the property consists of assessor parcel number RPA3047104008F. The property is not yet fully assessed. The percentage of Government occupancy is established as 30.97% (6,075 RSF / 19,618 RSF).

10. In accordance with the SFO Paragraph 4.3, entitled *Operating Costs*, the operating cost base is established as \$29,186.12 per annum and will be adjusted annually per CPI.

11. In accordance with the SFO Paragraph 4.1, entitled *Measurement of Space*, the common area factor is established as 1.02% (6,075 RSF / 5,956 ABOA SF).

19. **COMMISSION AND COMMISSION CREDIT:** In accordance with SFO Paragraph 2.5, entitled *Broker Commission and Commission Credit*, CBRE, Inc., ("CBRE") is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lessor and CBRE have agreed to a lease commission of [REDACTED] of the Aggregate Lease Value for lease years 1-10 ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon Lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.5, only [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured.

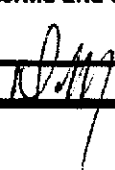
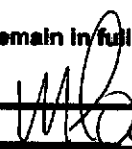
Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments following Beneficial Occupancy and continue as indicated in this schedule for adjusted Monthly Rent.

First Month's Rental Payment of \$12,942.47 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$12,942.47 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment of \$12,942.47 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR  GOVT