

# LEASE AMENDMENT

LEASE AMENDMENT NO. 7	TO LEASE NO. GS-10B-07171	DATE OCT 23 2012	PAGE 1 of 2
ADDRESS OF PREMISES Pocatello SSA/ODAR Bldg, 861 Jefferson Avenue, Suite B, Pocatello, ID 83201-3625			BLDG. NO. ID <del>100</del> 4835

THIS AGREEMENT, made and entered into this date by and between: EBS - SE Idaho, LLC

whose address is 4555 Burley Drive  
Pocatello, ID 83202-1960

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, effective 3/7/2012, as follows:

Lease Amendment Number 7 has been prepared to memorialize the change in lessor through the Lease Assumption Agreement. Therefore, Paragraph 3 and 12 are deleted in their entirety and replaced with the same numbered paragraph in lieu thereof; and the following additions to Paragraph 7 are hereby added to the lease.

3. The Government shall pay the lessor monthly in arrears in accordance with the following table:

	Annual Rent Years 1-10	Annual Rent Years 11-15
Shell Rental Rate	\$99,356.29	\$109,342.95
TI Rental Rate	\$35,969.18	\$0.00
Building Specific Security	\$0.00	\$0.00
Operating Cost	\$20,776.50	\$20,776.50
Taxes	\$15,891.18	\$15,891.18
Full Service Rent	\$171,993.15	\$146,010.63

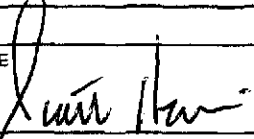

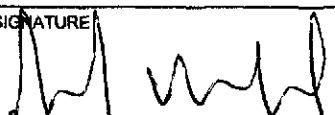
Rent shall be adjusted in accordance with the provisions of the Solicitation for offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

EBS - SE Idaho, LLC  
4555 Burley Drive  
Pocatello, ID 83202-1960

Continued on page 2

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	
SIGNATURE 	NAME OF SIGNER: Scott Harris
ADDRESS 4555 Burley Dr. Pocatello, ID 83202	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER: Deb Hitchcock
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER ANDREW J. MOHL OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER Lease Contracting Officer

Paragraph 7. The following are attached and made a part hereof: Lease Assumption Agreement, 3 pages; GSA Form 3518 (Rev 7/04), 7 pages; SF3881 (ACH), 1 page

Paragraph 12. In accordance with SFO 8ID2003 paragraph 4.2, *Tax Adjustment*, the Government's percentage of occupancy is established at 72.90% (7,290/10,000). The tax parcel number is [REDACTED] The base tax year amount is \$15,891.18 for the Government space.

INITIALS: SH LESSOR SH FIN GOVT