

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		NO. 2	DATE <u>12/14/12</u>
AMENDMENT		TO LEASE NO. GS-10B-07268	Bldg#ID4270
ADDRESS OF PREMISES <u>720 Park Boulevard Boise, ID 83712-7756</u>			

THIS AGREEMENT, made and entered into this date by and between MK Plaza Trust

whose address is 720 Park Boulevard, Suite 100
Boise, ID 83712-1156

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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, December 5, 2012 as follows:

This Amendment # 1 reflects the parties hereto desire to amend the above Lease to correct the rent periods to coincide with Beneficial Occupancy.

Therefore Section II Line 10, 11, 12 and Section 26 of EXHIBIT A GSA FORM 1364A TO LEASE NO. GS-10B-07268 are deleted in there entirety and replaced as follows:

DATES	RENTAL RATE (PER SQ FT/YR)	ANNUAL RENT	COMPOSITE PER SQ FT RATES
9/28/2011 – 5/27/12	\$25.19 (\$16.50 full service + \$8.69 TI)	\$64,637.54	\$25.19
5/28/12 – 9/27/14	\$25.94 (\$17.25 full service + \$8.69 TI)	\$66,562.04	\$25.94
9/28/14 – 9/27/16	\$26.69 (\$18.00 full service + \$8.69 TI)	\$68,486.54	\$26.69
9/28/16 - 9/27/18	\$18.00 Full service	\$46,188.00	\$18.00

The rentable area is stipulated to be 2,566 square feet.

Rental rates with amortized tenant improvements are comprised of the following:

Construction costs, architectural and engineering fees: \$93,855.00

Amortized @ 7% for 5 years: \$111,506.40

Cost per square foot per year: \$8.69

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 BY <u>[Signature]</u> <div style="text-align: center;">(Signature)</div>		<u>Vice President</u> <div style="text-align: center;">(Title)</div>	
IN PRESENCE OF <u>[Signature]</u> <div style="text-align: center;">(Signature)</div>		<u>720 Park Blvd. Ste 100 Boise, ID</u> <div style="text-align: center;">(Address) <u>83712</u></div>	
UNITED STATES OF AMERICA BY <u>[Signature]</u> <div style="text-align: center;">(Signature)</div>		CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION <div style="text-align: center;">(Official Title)</div>	