

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07245 Bldg# ID4386	DATE JUN 29 2011	PAGE 1 of 2
ADDRESS OF PREMISES: 3145 McNeil Drive, Idaho Falls, ID 83440-4710			

THIS AGREEMENT, made and entered into this date by and between **MBP1, LLC**

whose address is 1070 RIVERWALK DRIVE
IDAHO FALLS, ID 83402-3341

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 correct the physical address, improve the warehouse truck door access for vehicles, eliminate the Air Conditioning requirement for the warehouse portion of the space, and adjust the annual rent to reflect these modifications.

NOW THEREFORE, these parties, for the considerations hereinafter mentioned, covenant and agree that the said Lease is amended effective May 12, 2011, as follows: Paragraphs 1, 3, and 11 are hereby deleted in their entirety and paragraph 6.D. is hereby added to the lease.

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

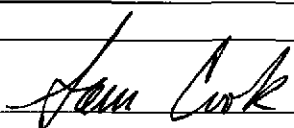
Existing construction consisting of a total of 2,512 rentable square feet (RSF) of office, warehouse and related space, which yields 2,400 ANSI/BOMA Office Area square feet (ABOA SF) located at, 3145 McNeil Drive, Idaho Falls, Idaho 83440-4710, Assessor Parcel Numbers RPA16300010020 and RPA1631001003B, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government is one (1) surface parking space for the exclusive use of the Government.

3 The Government shall pay the Lessor annual rent per the table below. Rent shall be paid monthly, in arrears. Rent for a lesser period shall be prorated.


MONTHS	SHELL RENTAL RATE	Operating Costs	BUILDING SPECIFIC SECURITY	TOTAL ANNUAL RENT	TOTAL MONTHLY RENT
1 - 120	\$46,493.52	\$18,786.00	\$58.24	\$65,337.76	\$5,444.81

Rent checks shall be payable to: MBP1, LLC 1070 Riverwalk Drive Idaho Falls, ID 83402-3341

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Sam Cook
ADDRESS 1070 Riverwalk Drive, Suite 200, Idaho Falls, ID 83402	

IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER LINDSEY D. SNOW OFFICIAL CONTRACTING OFFICER

6. D. Through the design process, the Government has agreed to the following changes in the scope of the Turnkey Tenant Improvements:

1. Air Conditioning in the warehouse is not required;
2. Existing warehouse access shall be modified to accommodate Agency use. Access modification shall be achieved by enlarging the width of the warehouse truck door and by removing the warehouse door canopy and columns at the Northeast corner of the building. Additionally, bollards will be installed on the loading dock adjacent to the truck well as a safety precaution.

Exhibit A (1 page), attached to and made part of this Lease, details the required warehouse access modifications.

The costs for these modifications result in a charge of \$750.00 per year to be added to Shell Rent. An adjustment for the reduction in utility costs for the eliminated air conditioning requirement offsets this charge with a credit of \$400.00 to the Operating Rent resulting in a net increase of \$350.00 per year to the Annual Rent, as reflected in paragraph 3 of this SLA.

11. In accordance with the SFO Paragraph entitled *Operating Cost Base*, the operating cost base is established as \$18,786.00/annum.

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

 LESSOR

 GOVT