GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT No. 4

LEASE AMENDMENT
TO LEASE NO. GS-10P-LID07435
Bldg. ID4408

ADDRESS OF PREMISES: 2281 W Heyrand Way
IDAHO FALLS, ID 83402
PDN Number: n/a

THIS AMENDMENT is made and entered into between New Phase Investments LLC
whose address is: P. O. Box 756, Rigby, Idaho
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 accept the TI's and restate the rent accordingly.
Therefore, the Lease is amended, effective August 1, 2015 as follows:

Paragraphs 1.03 is hereby deleted in its entirety and replaced with the following:

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following
rates:

<table>
<thead>
<tr>
<th>Period</th>
<th>Base Rent</th>
<th>Tenant Improvement Rent</th>
<th>Total Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/01/2015 - 10/31/19</td>
<td>$285,816.00</td>
<td>$50,781.09</td>
<td>$336,597.09</td>
</tr>
<tr>
<td>Non Firm Term (11/1/19 - 10/31/24)</td>
<td>$323,374.57</td>
<td>$0</td>
<td>$323,374.57</td>
</tr>
</tbody>
</table>

1. Base rent will be subject to 2.5% escalation effective each year on November 1 during the term of this lease.
2. Tenant improvement rent of $192,061.00 will be amortized (in excess of the $161,000 Lessor contribution) at 5.5% over the remaining firm
term of the lease.

This Lease Amendment contains 1 page(s).

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

FOR THE LESSOR:

Signature: [Signature]
Name: [Name]
Title: [Title]
Entity Name: [Entity Name]
Date: 8/13/15

FOR THE GOVERNMENT:

Signature: [Signature]
Name: Lease Contracting Officer
Title: GSA, Public Buildings Service
Date: 9/1/15

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: [Name]
Title: [Title]
Date: 8/13/15