

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 3/4/10
	TO LEASE NO. GS-10B-07091	

ADDRESS OF PREMISES
 Washington Group Plaza
 720 Park Boulevard
 BOISE, ID 83712

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

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 upon execution by the Government, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to exchange the originally-leased, first floor suite 105 for suites 275 & 280, located on the second floor and change the lease term from 10 years, 5 years firm to 15 years, 10 years firm.

Under Paragraph 1 of the Lease, the following provision is deleted in its entirety and replaced with the following:

1. The Lessor hereby leases to the Government the following described premises:
 A total of 4,533 rentable square feet (RSF) of office and related space, which yields 3,917 ANSI/BOMA Office Area square feet (USF) of space at Washington Group Plaza - 720 Park Boulevard, Boise, ID 83712 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 18 surface parking spaces for the use of Government employees and patrons.

Under Paragraph 2 of the Lease, the following provision is deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning upon completion and acceptance of the work required by this lease and continuing for a period of fifteen (15) years, with a firm term of ten (10) years, subject to termination and renewal rights as may be hereinafter set forth. The actual lease term dates will be forth established by Supplemental Lease Agreement.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: MK PLAZA TRUST	
BY <u>Eileen Sharan</u> (Signature)	<u>President</u> (Title)
IN PRESENCE OF <u>[Signature]</u> (Signature)	<u>[Redacted]</u> (Address)
UNITED STATES OF AMERICA	CONTRACTING OFFICER
BY <u>[Signature]</u> (Signature)	GENERAL SERVICES ADMINISTRATION 400 15 th St. SW, AUBURN, WA 98001 (Official Title)

Under Paragraph 3 of the Lease, the following provision is deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent of \$101,409.06 in arrears for years 1 – 5, \$108,208.00 annually in arrears for years 6 – 10, and \$86,127.00 annually in arrears for years 11 – 15. For months 1 through 3, monthly rent shall be reduced by the amount of commission credit agreed to in this lease, and shall be paid based upon the adjusted schedule stated in Paragraph 17 herein. For months 4 through 60, rent shall be structured as follows:

Rent Breakdown (Years 1- 5)	Annual Rent
Shell Rent	\$ 52,356.15
Operating Cost	\$ 26,971.35
Amortization of TI	\$ 22,081.56
Full Service Rent	\$101,409.06

For months 61 through 120, rent shall be structured as follows:

Rent Breakdown (Years 6- 10)	Annual Rent
Shell Rent	\$ 59,155.65
Operating Cost	\$ 26,971.35
Amortization of TI	\$ 22,081.56
Full Service Rent	\$108,208.56

For months 121 through 180, rent shall be structured as follows:

Rent Breakdown (Years 11- 15)	Annual Rent
Shell Rent	\$ 59,155.65
Operating Cost	\$ 26,971.35
Amortization of TI	N/A
Full Service Rent	\$ 86,127.00

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

MK PLAZA TRUST
C/O AMERICAN RESURGENS MGMT CORP.
720 PARK BOULEVARD, SUITE 100
BOISE, ID 83712

Under Paragraph 8 of the Lease, the following provision is deleted in its entirety and replaced with the following:

4. The Government may terminate this lease in whole or in part at any time after the end of the tenth year giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Under Paragraph 8 of the Lease, the following provision is deleted in its entirety and replaced with the following:

8. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$151,666.24 (3,917 USF x \$38.72) shall be amortized through the rent for 10 years at the rate of 8.00%. The total annual cost of Tenant Improvements for the amortization period shall be \$22,081.56. The actual Tenant Improvements amount will be forth established by Supplemental Lease Agreement.

Initials: SAJ & MLO
Lessor Government

Under Paragraph 11 of the Lease, the following provision is deleted in its entirety and replaced with the following:

11. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.1573 (4,533 RSF/3,917 USF).

Under Paragraph 17 of the Lease, the following provision is deleted in its entirety and replaced with the following:

17. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease, excluding the Tenant Improvement Allowance. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit). The Commission Credit is [REDACTED]. The Lessor agrees to pay the commission less the Commission Credit to the broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

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 and continue as indicated in this schedule for adjusted Monthly Rent.

First Month's Rental Payment of \$8,450.76 minus one third of the Commission Credit [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$8,450.76 minus one third of the Commission Credit [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment of \$8,450.76 minus one third of the Commission Credit [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

All other terms and conditions of the lease shall remain in force and effect.

Initials:

EM
Lessor

&

mlb
Government