

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 9	TO LEASE NO. GS-10B-07091	Bldg# ID4270	DATE 3/9/12	PAGE 1 of 3
ADDRESS OF PREMISES: 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**, hereinafter called the **Government**:

WHEREAS, the parties hereto desire to amend the above Lease to expand the current space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 12, 2011, as follows:

To provide for an additional 1,803 rsf on the second (2nd) floor Suite 260 of 720 Park Boulevard, Boise, ID (Block B) to coincide to the term of this lease upon occupancy. Therefore following Paragraphs 1, 2, 3, 9 and 10 are deleted in their entirety and replaced with the following like numbered Paragraphs and Paragraph 44 shall be added:

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

Block A. A total of 4,533 rentable square feet (RSF) of office and related space, which yields ~~4,485~~ ^{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

Block B. A total of 1,803 rentable square feet (RSF) of office and related space which yields ~~1,784~~ ^{1,558} ANSI/BOMA Office Area square feet (USF) of space at Washington Group Plaza - Suite 260 - 720 park Boulevard, Boise ID 83712 to be used for such purposes as determined by the General Services Administration.

2. Block A

To have and to hold the said premises with their appurtenances for the term beginning on September 22, 2010 and continuing through September 21, 2025, subject to termination and renewal rights as may be hereinafter set forth.

Block B

To have and to hold the said premises with their appurtenances for the term beginning on Beneficial Occupancy and continuing through September 21, 2025, subject to termination and renewal rights as may be hereinafter set forth.

Continued on Page 2

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

LESSOR

SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Vice-President James L. McMahon
ADDRESS [Redacted]	

IN PRESENCE OF

SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Carol J. McLaughlin
ADDRESS [Redacted]	

UNITED STATES OF AMERICA

SIGNATURE <i>[Signature]</i>	NAME OF SIGNER MICHAEL J. O'BRIEN
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	

3. The Government shall pay the Lessor annual rent, as defined in the table below, which are paid in arrears monthly:

RENT FOR BLOCK A				
PERIOD	SHELL RENT	OPERATING COSTS*	AMORTATION OF TI	ANNUAL RENT
9/22/11-9/21/15	\$52,356.15	\$28,119.81	\$22,081.56	\$102,557.52
9/22/15-9/21/20	\$59,155.65	\$28,119.81	\$22,081.56	\$109,357.02
9/22/20-9/21/25	\$59,155.65	\$28,119.81	\$0	\$ 87,275.46
RENT FOR BLOCK B				
PERIOD	SHELL RENT	OPERATING COSTS *	AMORTATION OF TI	ANNUAL RENT
BEN. OCC-9/21/15	\$19,921.15	\$11,184.65	\$0	\$ 31,105.80
9/22/15-9/21/20	\$22,627.65	\$11,184.65	\$0	\$ 33,812.30
9/22/20-9/21/25	\$22,627.65	\$11,184.65	\$0	\$ 33,812.30
TOTAL RENT FOR BLOCKS A AND B				
PERIOD	SHELL RENT	OPERATING COSTS *	AMORTATION OF TI	ANNUAL RENT
9/22/11-BEN. OCC.	\$52,356.15	\$28,119.81	\$22,081.56	\$102,557.52
BEN. OCC-9/21/15	\$72,277.30	\$39,304.46	\$22,081.56	\$133,663.32
9/22/15-9/21/20	\$81,783.30	\$39,304.46	\$22,081.56	\$143,169.32
9/22/20-9/21/25	\$81,783.30	\$39,304.46	\$0	\$121,087.70

*Subject to adjustment per paragraph 10, the amounts do not reflect adjustments beyond 9/22/11.

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

Rent checks shall be made payable to:

MK Plaza Trust
C/O AMERICAN RESURGENS MCMT. CORP.
720 PARK BOULEVARD, SUITE 100
BOISE, ID 83712

9. Tax Adjustment: Pursuant to Paragraph 4.2, "Tax Adjustment (SEP 2000)," for purposes of tax escalation, the Government occupies 6,336 RSF (4,533 RSF BLK A/1,803RSF BLK B) / 556,146 RSF (1.1393% of the Office Park) rentable square feet. Base year taxes are established at \$6,824.51 (\$1.0771/RSF) Government portion. Taxes shall be increased or decreased from the base pursuant to annual adjustment per Section 4.3 of the SFO. Tax parcel number(s) are identified as R1088500188 and R1088500195.

10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$5.95/RSF (\$26,971.35/annum BLK A/ \$10,727.85 BLK B).

INITIALS:  LESSOR  GOVT

Paragraph 44. EXPANSION REQUIREMENTS:

Attached is the scope of work to provide the Tenant Improvement for the expansion. Lessor shall be required to build out the tenant improvements per Section 5 of SFO 8ID2059 dated 4/27/2009, in addition to the terms of the lease.

The Tenant Improvements called out in the Scope of Work shall be paid via a RWA lump sum payment, any and all shell costs as defined in the Lease shall be paid solely as lessor's expense.

The lump sum payment shall be defined in a later Notice to Proceed SLA upon the completion of Design Intent Drawings (DID's) and tenant improvement pricing provided by the lessor.

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

INITIALS: LESSOR GOVT