

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-10B-07133	DATE 10/6/11	PAGE 1 of 2
ADDRESS OF PREMISES 1122 Eastland Drive, Twin Falls, ID 83301-8444		BUILDING NO.: ID4387	

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

whose address is 585 WASHINGTON STREET NORTH,  
TWIN FALLS, IDAHO 83301-3802

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 establish beneficial occupancy and amend rent periods accordingly. Therefore, Part 2, Section B of the Lease, and paragraphs 2 and 3 of the Additional Requirements are hereby deleted in their entirety and replaced as follows:

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

To have and to hold, for the term commencing on **May 9, 2011** and continuing through **May 8, 2021** inclusive. The Government may terminate this lease in whole or in part at any time on or after **May 8, 2016** by giving at least **120** days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

2. Rental Rate - Pursuant to Part 2, Section C, Blocks 5 and 6 of the GSA Form 3626, *Amount of Annual Rent and Rate per Month*, the amounts payable on 1,334 ANSI/BOMA Rentable Area is as follows:

<u>Rent Period</u> <sup>1</sup>	<u>Full Svc. Rent</u> <sup>2</sup>	<u>Amortized TIs</u> <sup>3</sup>	<u>Annual Rent</u>
05/09/11 - 05/08/16	\$23,878.60	\$12,137.07	\$36,015.67
05/09/16 - 05/08/21	\$26,680.00	\$-0-	\$26,680.00

<sup>1</sup>Rent for the period of 05/09/11 through 07/08/11 is adjusted pursuant to Section 3 below.

<sup>2</sup> Full Service Rent per RSF includes all operating costs and taxes. Neither operating costs nor taxes are subject to annual adjustments; however, for purposes of paragraph 3 below, the "shell rent" is \$14.00 per RSF and operating rent is \$3.90 per RSF.

<sup>3</sup> Amortized TIs calculated at \$38.29 per USF @ 7% for 5 years, equating to \$9.098255 per RSF.

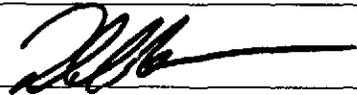
Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

TNA, LLC  
585 WASHINGTON STREET NORTH  
TWIN FALLS, IDAHO 83301-3802

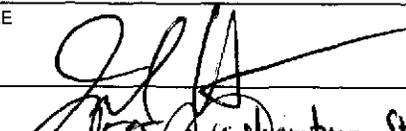
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**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR - TNA, LLC**

SIGNATURE 	NAME OF SIGNER Todd Ostrom
ADDRESS 585 Washington Street North, Twin Falls, ID 83301	

**IN PRESENCE OF**

SIGNATURE 	NAME OF SIGNER Jared Hunt
ADDRESS 585 Washington St N, Twin Falls, Id 83301	

**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER

3. Adjusted Monthly Rent Payments (Application of Commission Credit) - The commission credit shall be applied in equal monthly amounts against the shell rental payments over the minimum number of months that will not exceed the monthly shell rental per the section of the Attachment to RFLP entitled *Broker Commission and Commission Credit*. The monthly shell rent is \$1,556.33 and the full commission is [REDACTED] calculated as follows:

\$36,015.67 X 5 years (firm term) = \$180,078.35

\$180,078.35 X [REDACTED] (Commission rate) = [REDACTED]

GSA Credit: [REDACTED]  
Studley/LaBonde Credit: [REDACTED]

The monthly rent adjusted for the GSA commission credit of [REDACTED] is as follows:

<u>Scheduled Rent Period</u>	<u>Scheduled Monthly Rent</u>	<u>Monthly Shell Rent</u>	<u>Commission Credit</u>	<u>Commission Credit Remaining</u>	<u>Adjusted Monthly Rent Payment</u>
05/09/11 - 06/08/11	\$3,001.31	\$1,556.33	[REDACTED]	[REDACTED]	[REDACTED]
06/09/11 - 07/08/11	\$3,001.31	\$1,556.33	[REDACTED]	\$0.00	[REDACTED]
07/09/11 - 08/08/11	\$3,001.31	\$1,556.33	\$0.00	\$0.00	\$3,001.31

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

INITIALS: TS LESSOR MD GOV'T