

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07092	DATE 12/28/10	PAGE 1 of 1
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ADDRESS OF PREMISES
Plaza West, 530 S. Asbury, Moscow, ID 83843-2242

THIS AGREEMENT, made and entered into this date by and between PLAZA WEST, LLC

whose address is 5101 1/2 MAIN STREET
MOSCOW, ID 83843-0808

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

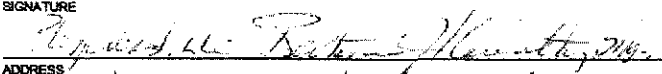
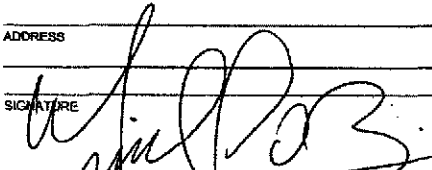
WHEREAS, the parties hereto desire to amend the above Lease to establish the percentage of government occupancy, establish the tax base, and establish the operating cost base and to correct the Zip-4. Therefore, Part III - Award, is hereby deleted in its entirety and replaced with the following and the Zip-4 shall be changed to (2242).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 28, 2010, as follows:

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) GSA Form 3518A Representations and Certifications, (c) GSA Form 3517A General Clauses, and (d) Attachment Sheet Number 1 (Pages 1 - 18), (e) Attachment B Certificate of Seismic Compliance, (f) Special Requirements, and (g) the following changes or additions made or agreed to by you:
2. This lease succeeds lease GS-10B-05936. Upon execution of this lease, GS-10B-05936 is hereby terminated and the Lessor waives any and all claims under lease GS-10B-05936.
3. Rent includes seven (7) reserved surface parking stalls. Although parking is included in the Total Rent the value shall be established at \$100 per month/space.
4. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 24.7%.
5. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$4.10/RSF (\$8,810.90/annum).
6. In accordance with the SFO paragraph entitled *Tax Adjustment*, the tax base for the Government-occupied space is established at \$2,901.15 and parcel No. RPM0160001006A.

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

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

LESSOR	
SIGNATURE 	NAME OF SIGNER BETHUNE J. KENWORTHY
ADDRESS 510 1/2 S. MAIN STREET - MOSCOW, ID 83843	
IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
ADDRESS	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Michael J. O'Brien
OFFICIAL TITLE OF SIGNER	

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GSA FORM 276 (REV. 8/2008)