

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-10B-07028	DATE 8/10/10	PAGE 1 of 2
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ADDRESS OF PREMISES
1437 Fillmore Street, Twin Falls, ID 83301-1901**THIS AGREEMENT**, made and entered into this date by and between 3RD & 3RD INVESTORSwhose address is 450 FALLS AVE, STE 201
TWIN FALLS, ID 83301-2307hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to delay the Tenant Improvement procedures until Government completion of Design Intent Drawings, remove the Tenant Improvement allowance from the rental rate and adjust the Broker Commission and Commission Credit. Paragraphs 3, 6, 8, and 20 are deleted in their entirety and the following replaced therefore.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 12, 2010, as follows:

3. The Government shall pay the Lessor rent as follows:

Years 1-10	Annual Rent	Monthly Rent
Shell rent	\$98,907.44	\$8,242.29
Operating Costs	\$24,308.39	\$2,025.70
Taxes	\$9,769.88	\$814.16
T.I.s*	\$0.00	\$0.00
Full Service Rent	\$132,985.71	\$11,082.15

*See paragraph 8 below

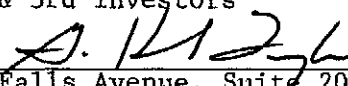
Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

3rd & 3rd Investors
P.O. Box 1901
Twin Fall, Idaho 83303-1901

6. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
- A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO GS-P-10-08-LS-0051 dated July 9, 2008.
 - B. Build out in accordance with standards set forth in SFO GS-P-10-08-LS-0051 dated July 9, 2008, and the Government's design intent drawings. Government space plans shall be developed within the first five (5) years of the lease term. Upon completion of the design intent drawing the construction schedule defined in SFO paragraph 3.18, *Construction Schedule and Acceptance of Tenant Improvements*, will resume with construction drawings.

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

SIGNATURE	3rd & 3rd Investors By: 	NAME OF SIGNER G. Kent Taylor
ADDRESS	450 Falls Avenue, Suite 201, P.O. Box 1901 Twin Falls, ID 83301	

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER MICHAEL J. O'BRIEN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

C. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

8. In accordance with SFO paragraph 1.10 entitled *Tenant Improvements Included in Offer*, the Government retains the right to complete the Tenant Improvements at any time during the first five (5) years of the lease term. The Lessor agrees to amortize said Tenant Improvements, not to exceed \$228,820.55, over the remaining term of the lease at 7% per annum. The tenant improvement amortization shall be subject to SFO paragraph 1.11 *Tenant Improvements Rental Adjustment*.

20. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial term of the lease, or [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 will continue until the commission credit has been accounted for.

The monthly rent adjusted for the commission credit is as follows:

Rent Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$11,082.15	\$8,242.29	[REDACTED]	[REDACTED]	[REDACTED]
Month 2	\$11,082.15	\$8,242.29	[REDACTED]	\$0	[REDACTED]

The Lessor hereby waives restoration as a result of all improvements.

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

INITIALS: [Signature] LESSOR [Signature] GOV'T

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