

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07092	DATE MAY 10 2012	PAGE 1 of 2
ADDRESS OF PREMISES Plaza West, 530 S. Asbury, Moscow, ID 83843-2242			Bldg. ID4304

THIS Supplemental Lease Agreement, made and entered into this date by and between PLAZA WEST, LLC

whose address is: 510½ S. Main Street
Moscow, Idaho 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:

- Correctly state the Lessor's address;
- Increase the useable space from 1,870 square feet to 2,105 square feet;
- Incorporate the agreed-upon building measurement into the lease;
- Adjust the annual rental rate and the percentage of government occupancy;
- Adjust the Broker Commission, and;
- Adjust the tax base.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective April 5, 2010, as follows.

The following paragraphs are hereby replaced: Attachment Sheet Number 1, Paragraphs 1, 2, and SLA #1, Paragraphs 4, and 6. Paragraphs 7 and 8 are added.

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

2,490 rentable square feet (RSF), identified in Exhibit A as Suites #1 and #2, yielding approximately 2,105 ANSI/BOMA Office Area square feet and related space located at Plaza West, 530 S. Asbury, Moscow, Idaho 83843, together with 7 surface, onsite parking spaces, to be used for such purposes as determined by the General Services Administration.

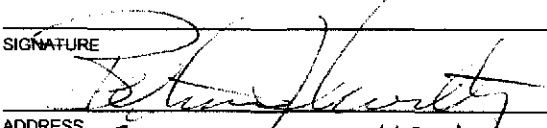
1. Rental Rate - Pursuant to Part 2, Section C, Blocks 5 and 6 of the GSA Form 3626, *Amount of Annual Rent and Rate per Month*, the amounts payable on 2,105 ANSI/BOMA Office Area is as follows:

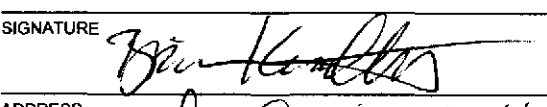
Rent Period ¹	Shell Rent	Operating Rent	Annual Rent	Monthly Rent
04/05/10 - 04/04/15	\$49,472.39	\$10,209.00	\$59,681.39	\$4,973.45
04/05/15 - 04/04/20	\$45,367.80	\$10,209.00	\$55,576.80	\$4,631.40

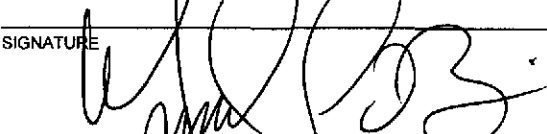
¹Rent for the period of 10/05/11 through 11/04/11 is adjusted pursuant to Section 2 below.

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Bethine J. Kenworthy
ADDRESS P.O. Box 8308 / 510½ South Main Street Moscow, ID 83843	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Brian Kenworthy
ADDRESS P.O. Box 2694 Kirkland, WA 98083	

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

2. 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 \$4,122.70 and the full commission credit adjustment is [REDACTED] calculated as follows:

Previously paid: [REDACTED]

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

Incremental commission: [REDACTED]

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

The monthly rent adjusted for the GSA commission credit of \$587.60 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>
10/05/11 – 11/04/11	\$4,973.45	\$4,122.70	[REDACTED]	[REDACTED]	[REDACTED]

4. In accordance with SFO paragraph entitled "Percentage of Occupancy", the percentage of Government occupancy is established as 29.6% (2,490 RSF/ 8,398).
6. In accordance with SFO Paragraph entitled "Tax Adjustment GSAM 552.270-24," for purposes of tax escalation, the Government occupies 2,490 / 8,398 rentable square feet (29.6%). The tax base is hereby established at \$3,361.50 (\$1.35 X 2,490 RSF). The Tax Parcel Number is: RPM0160001006A.
7. Lessor and Lessee hereby agree that placement of hallway doors installed in compliance with NFPA 101 will have no impact on the RSF/USF within the described premises.
8. The-approved building floor plan dated 7/26/2011 is hereby incorporated into the lease as Exhibit A, (1 page).

All other terms and considerations of the lease shall remain in full force and effect unless otherwise amended.

INITIALS: [Signature] LESSOR [Signature] GOVT