

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 8	TO LEASE NO. GS-10B-07091	DATE 11/2/10	PAGE 1 of 2
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 establish beneficial occupancy.

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

Paragraph 2 of the lease is deleted in its entirety and replaced as follows:

2. 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.

Paragraph 3 of the lease is deleted in its entirety and replaced as follows:

3. The Government shall pay the Lessor annual rent of \$101,409.06 at the rate of \$8,450.76 per month in arrears for years 1- 5, \$108,208.56 at the rate of \$9,017.38 per month in arrears for years 6 -10, and \$86,127.00 for years 11-15.

For Month's 1 through 3 monthly rent shall be reduced by the amount of the commission credit agreed to in this lease and shall be paid based on the adjusted rent scheduled herein.


Rent Breakdown (Years 1-5)	Annual Rent
Shell Rent	\$52,356.15
Operating Cost*	\$26,971.35
Amortization of TI	\$22,081.56
Full Service Rent	\$101,409.06
Rent Breakdown (Years 6-10)	Annual Rent
Shell Rent	\$59,155.65
Operating Cost*	\$26,971.35
Amortization of TI	\$22,081.56
Full Service Rent	\$108,208.56
Rent Breakdown (Years 11-15)	Annual Rent
Shell Rent	\$59,155.65
Operating Cost*	\$26,971.35
Amortization of TI	N/A
Full Service Rent	\$86,127.00

* Subject to adjustment per paragraph 4.3 of the SFO

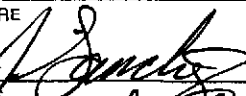
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.


LESSOR

SIGNATURE 	NAME OF SIGNER Tom Houston
ADDRESS 720 Park Blvd. Suite 100 Boise, ID 83712	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jim Sanchez
ADDRESS 720 Park Suite 100 Boise ID 83712	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER

Rent checks shall be made
payable to:

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

Paragraph 17 of the lease is deleted in its entirety and replaced as follows:

17. The lessor and the broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of the lease, excluding the tenant improvement allowance. The total amount of the commission is [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 then [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.

Notwithstanding, 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 continue as shown below.

First Month's Rental Payment of \$8,450.76, minus one third of the commission credit [REDACTED] equals [REDACTED], adjusted First Month's Rent.

Second Month's Rental Payment of \$8,450.76, minus one third of the commission credit [REDACTED] equals [REDACTED], adjusted Second Month's Rent.

Third Month Rental Payment of \$8,450.76 minus one third of the commission credit [REDACTED] equals [REDACTED], adjusted Third Month's Rent.

43. The total improvement cost of the project was ordered in a Notice to Proceed in the amount of \$251,242.49. In addition 6 change orders were ordered by SLA's 2, 3, 4, 5, 6 and 7 in the amount of \$28,103.19 making the total project cost \$279,345.68. The total project costs exceed the tenant improvement allowance established into the lease agreement of \$151,666.24, in the amount of \$127,679.44. Upon completion, inspection and acceptance of space the government shall reimburse the Lessor in a Lump Sum payment in the amount of \$127,679.44 via lump sum payment.

The invoice should be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to Michael.j.obrien@gsa.gov or sent to the address below:

Invoice Address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:

General Services Administration
c/o Michael J. O'Brien
400 15th Street, SW 10PTE
Auburn, WA 98001

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0017677

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

All other terms and conditions remain in full force and effect. The stated completion of improvements and acceptance requirements.

END OF SECTION

INITIALS: SA LESSOR MO GOVT