

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO LEASE NO. GS-09B-02405 DATE July 6, 2010 PAGE 1 of 2

ADDRESS OF PREMISES
567 West Silver Street, Elko, NV 89801

THIS AGREEMENT, made and entered into this date by and between HOWARD RANCHES LLC

whose address is 195 MOUNTAIN CITY HWY, UNIT 3
ELKO, NV 89801

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 occupancy, and establish a termination date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government.

Paragraphs 2, 3 and 4 are deleted in their entirety and the following substituted therefore:


2. To **HAVE AND TO HOLD** the said Premises with their appurtenances for the term beginning on August 26, 2010 through August 25, 2020, subject to termination and renewal rights as may be hereinafter set forth.
3. Rent shall commence without the amortized Tenant Improvements as referenced in Paragraph 13. Upon completion of the Tenant Improvements and acceptance by the Government, a subsequent Supplemental Lease Agreement shall be executed to memorialize the actual Tenant Improvement amount which will be amortized over the remaining firm term of the rent.
 - The Government shall pay the Lessor an annual rent of \$74,012.16 paid at the rate of \$6,167.68 per month in arrears and broken out as follows:

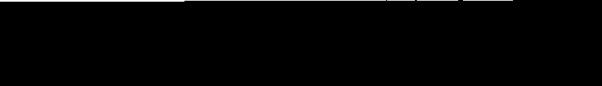
	Years 1 - 5		Years 6-10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$46,928.00	\$14.00	\$46,928.00	\$14.00
T.I Rental Rate	TBD	TBD	\$0.00	\$0.00
Operating Cost	\$27,084.16	\$8.08	\$27,084.16	\$8.08
Full Service Rate	\$74,012.16	\$22.08	\$74,012.16	\$22.08


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

HOWARD RANCHES LLC
195 Mountain City Hwy, Unit 3
Elko, NV 89801

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

LESSOR
SIGNATURE  NAME OF SIGNER Kent Howard
ADDRESS 195 Mt. City Hwy. Unit 3 — Elko, NV 89801

IN PRESENCE OF
 NAME OF SIGNER Merrill G Kimber
207 Mtn City Hwy #3

UNITED STATES OF AMERICA
 NAME OF SIGNER PETER STUBBYN
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

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4. The Government may terminate this lease in whole or in part effective any time after August 24, 2015 by giving at least 90 days' prior 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.

INITIALS: XH & PS
LESSOR GOVT