

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO 3	TO LEASE NO. GS-09B-02743	DATE 8-15-12 8/21/12	PAGE 1 of 2
ADDRESS OF PREMISES 2719-4 Argent Avenue, Elko, NV 89801-8439			

THIS AGREEMENT, made and entered into this date by and between: **GATEWAY CENTER ONE, LLC**

whose address is: **2715 ARGENT AVENUE
ELKO, NV 89801-8439**

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 amend address of space to be occupied by the Government, establish beneficial occupancy, reconcile the amount of amortized tenant improvements 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 1, 4, 9, and 10 of Lease are hereby deleted in their entirety and the following substituted therefore:

"1. The Lessor hereby leases to the Government the following described premises:

Approximately 2,700 rentable square feet (r.s.f.), yielding approximately 2,700 ANSI/BOMA Office Area square feet of office space located at Gateway Center One, 2719-4 Argent Avenue, Elko, Nevada 89801-8439 together with 2 onsite, surface parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION. Actual suite location shall be determined at beneficial occupancy and memorialized under a subsequent supplemental lease agreement.

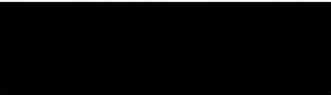



"4. The Government may terminate this lease in whole or in part effective anytime after August 2, 2017 by giving at least 120 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

"9. **TO HAVE AND TO HOLD** the Premises with their appurtenances for the term beginning August 3, 2012 through August 2, 2022, subject to termination and renewal rights as may be hereinafter set forth."

CONTINUED ON SHEET NO. 1

All other terms and conditions of the lease shall remain in 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 HENRY CABAL
ADDRESS PO BOX 30636 SANDY UT 84096	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER
ADDRESS	
UNITED STATES OF AMERICA	
	NAME OF SIGNER DONALD THOMAS
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

SHEET NO. 1 ATTACHED HERETO AND MADE A PART OF LEASE GS-09B-02743, SLA 3.

*10. Certificate of Occupancy and Tenant Improvements were accepted by the Government on August 3, 2012. Total amount of Tenant Improvement Allowance expended is \$170,994.04 and shall be amortized over the five (5) year firm term at an interest rate of 5.65%. The Government shall pay the Lessor annual rent as follows:

Rental Period	Shell Rent	Operating cost	TI	Total Annual Rent
Months 1 through 24 August 3, 2012 – August 2, 2014	\$15.00 / rsf	\$7.69 / rsf	\$9.78/ rsf	\$87,660.74
Months 25 through 60: August 3, 2014 – August 2, 2017	\$15.97 / rsf	\$7.69 / rsf	\$9.78/ rsf	\$90,279.74
Months 61 through 120: August 3, 2017 – August 2, 2022	\$16.98 / rsf	\$7.69 / rsf	\$0.00 / rsf	\$66,609.00

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

GATEWAY CENTER ONE, LLC
2715 Argent Avenue
Elko, NV 89801-8439"

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Initials: 1-7C & [Signature]
 Lessor Government