

**MODIFICATION NO. 1
TO
LEASE NO 10566
BECHTEL BWXT IDAHO, LLC (BBWT)**

2525 Fremont Avenue
P. O. Box 1625, Idaho Falls, ID 83415-3521
OPERATING UNDER U.S. GOVERNMENT CONTRACT NO. DE-AC07-99ID13727

To: Mr. Jeff Krantz, Facility Manager
Idaho Innovation Center
2300 N. Yellowstone Hwy
Idaho Falls, ID 83401

THIS MODIFICATION NO. 1 effective July 1, 2003, is to accomplish the following regarding the Lease of Bay #2 at 101 Technology Drive, Idaho Falls, Idaho, 83401:

- Exercise Lessee Option Term
- Affirm Rental Rate
- Modify Administration Contact

The parties hereto mutually agree to the following:

- I. ARTICLE 3.00 – TERM, is hereby affirmed and Lessee hereby exercises the first of two, one-year options from July 1, 2003 through June 30, 2004.
- II. ARTICLE 4.00 – RENT is hereby affirmed.
- III. ARTICLE 25 – MISCELLANEOUS - ADMINISTRATION
Lessee's responsibility under the subject lease shall be administered by Margit Larrieu (208) 526-7829.

Except only as changed by this Modification No. 1, or to the extent rendered inconsistent herewith, all of the terms and conditions of this Lease Agreement shall remain in full force and effect.

LESSOR
IDAHO INNOVATION CENTER

LESSEE
BECHTEL BWXT IDAHO, LLC

By: 
Title: Facility Manager

By: 
Title: Subcontract Administrator