

June 29, 2001

Mr. Gary V. Olsen
5005 South 9th East
Idaho Falls, ID 83404

LEASE AGREEMENT NO. C92-160259 – MODIFICATION NO. 10 – THIRD, AND FINAL, ONE-YEAR
OPTION TERM

Dear Mr. Olsen:

THIS MODIFICATION NO. 10, effective June 30, 2001, is to accomplish the following:

- Extend the term through exercise of tenant option
- Affirm the rental rate per tenant option terms

The parties hereto mutually agree to the following:

I. ARTICLE 5 – TERM OF THE LEASE

The lease term, pursuant to Tenant's exercise of the third option as cited in Modification No. 7, is hereby extended from July 1, 2001, through June 30, 2002.

II. ARTICLE 6 – RENTAL PAYMENTS

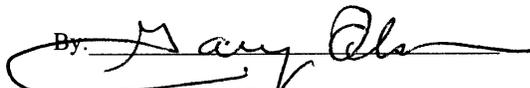
Pursuant to the options established under Modification No. 7, for the third, and final, option term from July 1, 2001, through June 30, 2002, the Lessee will pay the Lessor \$76,269.00 per annum, payable monthly, in arrears, at the rate of \$6,355.75 per month.

Except only as changed by this Modification No. 10, and Modification Nos. 1 – 9, or to the extent rendered inconsistent herewith, all of the terms and conditions of Lease Agreement No. C92-160259 shall remain in full force and effect.

Two original copies of this Modification document are forwarded. Please execute one and return to the undersigned. The other is provided for your files.

LANDLORD
Gary S. Olsen

TENANT
BECHTEL BWXT IDAHO, LLC

By: 
Title: Owner

By: 
Renee Wuska
Title: Subcontract Administrator