

**AMENDMENT NO. 2 TO LEASE AGREEMENT NO. 1923
BECHTEL BWXT IDAHO, LLC (BBWI)**

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

To: Idaho Innovation Center
2300 N. Yellowstone Ave.
Idaho Falls, ID 83401

Effective Date: 07/01/2002

To: Jeff Krantz
Phone: (208) 523-1026
Fax No.: (208) 528-7127

Completion Date: 09/30/2004

This Amendment No. 2 is issued to effect the following:

1. Article No. 1 - Fundamental Lease Provisions, the existing provisions are hereby changed as noted in bold lettering follows:

Date of Lease: October 1, 2001
Landlord: Idaho Innovation Center
Tenant: Bechtel BWXT Idaho, LLC
Premises: 101 Technology Drive
Idaho Falls, ID 83401
Bay #1 and Laboratory #2
Size of Premises: 3208 Square Feet (2,200 sq/ft - Bay #1 and 1008 sq/ft - Lab #2)
Term: Three years plus options
Monthly Rental: \$2,100.00 each month - Beginning 07/01/2002 - Ending 09/30/2004

2. Article No. 2, Premises, the space number or address of the Premises is 101 Technology Drive is revised to include Bay # 1 and Laboratory # 2. The total square footage is increased from 2,200 sq/ft to 3,208 sq/ft.
3. Article No. 4, Rent, the rental price, as of 07/01/2002, is increased by \$900.00/month; from the previous rate of \$1,200 per month to a revised rate of \$2,100.00 per month. The option years rental amounts are revised to include the Laboratory #2 rental increase as follows:

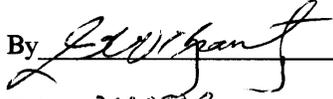
First Year Option - \$2,142.00 per month
Second Year Option - \$2,166.84 per month
Third Year Option - \$2,192.17 per month

4. Article No. 8, Alterations to Premises - Additional work was required outside the work authorized under Amendment No. 1 to the Lease Agreement. The work was authorized under Procurement Change Notice ID-1, dated 07/10/2002, which is hereby incorporated as an applicable lease document.

The building modification changes performed by Ormond Builders, as itemized in the Change Notice document, shall be compensated at the lump sum fixed price of \$14,087.00.

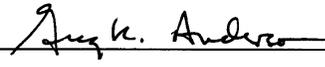
Except to the extent changed by this Amendment No. 2 and Amendment No. 1, or to the extent rendered inconsistent herewith, all of the terms and provisions of this Lease Agreement remain unchanged and continue in full force and effect.

LANDLORD
IDAHO INNOVATION CENTER

By 
Title DIRECTOR

Date AUG. 6, 2002

TENANT
BECHTEL BWXT IDAHO, LLC

By 
Title Procurement Agent

Date 8-5-2002

540.32
 04/15/2002
 Rev. 00

PROCUREMENT CHANGE NOTICE (PCN) – PART I

PART I		
PO/Contract No.: 1923	I/CR Number(s): ID-1	PCN No.: NA
Supplier: Idaho Innovation Center		
INEEL Originator: Suzette J. Payne <i>[Signature]</i> 7/3/02	Procurement Agent: Greg Anderson	

Requirement(s)/Subject:

Changes to building modifications and for centrifuge installation not covered in A-E Construction Specification for the BCTC Centrifuge Installation Project File No. 22527.

Description of Change (Attach additional sheets/documents/references as required):

Cover additional costs for field changes in support of BCTC building modifications and centrifuge installation. The changes include the list below and details are attached. Additional costs total \$14,337.00.

1. Deletion of the sump pump [credit] \$250.00
2. Modifications to steel enclosure \$3048.00
- 2A. Fabrication of steel plates \$2341.00
3. Changes to accommodate installation of control cabinets \$6301.00
4. Unloading the centrifuge from shipping container \$2147.00
5. Removal of rock encountered during excavation \$500.00

ACCEPTANCE	
Supplier: Name: Jeff Krantz Date: 7/3/02	Procurement Agent: Name: Greg Anderson Date: 7-10-02
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Negotiated Cost: \$14,337.00 - \$250.00 = \$14,087.00	Distribution: Procurement Administrative File (All) Technical Representative (All) Supply Chain Administration (QS Only) Program QE (QS Services Only) PSQ Engineer (QS Materials Only)
Delivery/Time Extension: None	
PO Rev/Contract Amend No.: TBD	
<input checked="" type="checkbox"/> Bilateral <input type="checkbox"/> Unilateral	

Note: Reference MCP-3515, Procurement Document Change Control, for form use requirements