

MODIFICATION NO. 10
TO
LEASE NO 2222 (Previous #C89-102456)
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: Mr. Brian Christensen, President
J.B.C. Construction
P.O. Box 2641
Idaho Falls, ID 83403

THIS MODIFICATION NO. 10, effective May 22, 2004, is to accomplish the following regarding the Lease at 369 May Street, Idaho Falls, Idaho:

- Exercise Lessee Option Term

The parties hereto mutually agree to the following:

- I. ARTICLE 4 – TERM OF LEASE AND EXTENSION, is changed to include the following: Pursuant to terms of Modification No. 9, Lessee hereby exercises the first of three, one-year options from May 22, 2004 through May 21, 2005.

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 this Lease Agreement shall remain in full force and effect.

LESSOR
J. B. C. CONSTRUCTION

LESSEE
BECHTEL BWXT IDAHO, LLC

By: _____

By: M. Lavin

Title: President

Title: Subcontract Administrator