

AMENDMENT NO. 3 TO LEASE AGREEMENT NO. 6098
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: Snake River Development, LLC
P.O. Box 1082
Orem, UT 84059-1082

Effective Date: 10/21/2003

To: Justin Dee
Phone: (801) 802-7121
Cell: (801) 400-7121

Completion Date: 11/17/2004

This Amendment No. 3 is issued to effect the following:

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

Date of Lease: April 19, 2000
Landlord: Snake River Development, LLC
Tenant: Bechtel BWXT Idaho, LLC
Premises: 2582 West Heyrend Way
Idaho Falls, ID 83401

Size of Premises: 7000 Square Feet
Term: 18 months firm term and two, one-year options, **plus one additional one-year option – through 11/17/2004.**

Monthly Rental: \$2,911.00 during firm term, \$2,350.00 during first option term, \$2,450.00 during second option term; **and, \$2,450.00 during additional one-year term.**

2. Article No. 5, Term of Lease and Extension, is revised such that the term of the lease is extended 12 additional months, from 11/18/2003 through 11/17/2004.
3. Article No 6, Rental Payments, Paragraph A, the monthly rental amount from 11/18/2003 through 11/17/2004 shall be \$2,450.00 per month.

Except to the extent changed by this Amendment No. 3 and Amendment Nos. 1-2, 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
SNAKE RIVER DEVELOPMENT, LLC

By Justin W. Dee
Title President

TENANT
BECHTEL BWXT IDAHO, LLC

By Greg K. Anderson
Title Subcontract Administrator