



May 15, 2002

Robert or Ina Oyler
4415 Mason Street
Idaho Falls, ID 83406-6890

LEASE AGREEMENT NO. C89-102456 – MODIFICATION NO. 8 – SECOND OF THREE ONE-YEAR
OPTIONS – MAY STREET NORTH FACILITY

Dear Mr. or Mrs. Oyler:

THIS MODIFICATION NO. 8, effective May 15, 2002, is to accomplish the following:

- Change the Lease Agreement No.
- Extend the term through exercise of tenant option
- Affirm the rental rate per tenant option terms
- Modify the Administration Article

The parties hereto mutually agree to the following:

I. The Lease Agreement No. is changed from C89-102456 to No. 2222.

II. ARTICLE 4 – TERM OF THE LEASE

The lease term is extended one year, from May 22, 2002 through May 21, 2003. This extension covers the second one-year renewal option.

II. ARTICLE 5 – RENTAL PAYMENTS

Pursuant to the options established in the subject subcontract, the second year term from May 22, 2002 through May 21, 2003, the Lessee will pay the Lessor \$10,200.00 per annum, payable monthly, in arrears, at the rate of \$850.00 per month.

III. ARTICLE 10- ADMINISTRATION

Lessee's responsibility under the subject lease shall be administrated by Donald A. Stevens.

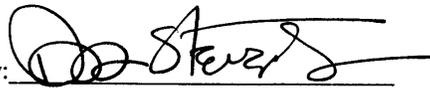
Except only as changed by this Modification No. 8, and Modification Nos. 1 through 7, or to the extent rendered inconsistent herewith, all of the terms and conditions of Lease Agreement No. C89-102456 shall remain in full force and effect.

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

LANDLORD
ROBERT or INA OYLER

TENANT
BECHTEL BWXT IDAHO, LLC

By: 

By: 
D. A. Stevens

Title: Owner

Title: Subcontract Administrator