

September 6, 2000

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

LEASE AGREEMENT NO. C89-102460 – MODIFICATION NO. 4 – FIRST, ONE-YEAR OPTION TERM –
410 MAY STREET FACILITY

Dear Mr. or Mrs. Oyler:

THIS MODIFICATION NO. 4, effective October 1, 2000, 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 4 – TERM OF THE LEASE

The lease term, pursuant to Tenant's exercise of the first option as cited in Modification No. 3, is hereby extended through September 30, 2001.

II. ARTICLE 5 – RENTAL PAYMENTS

Pursuant to the options established under Modification No. 3, for the first option term from October 1, 2000, through September 30, 2001, the Lessee will pay the Lessor \$21,600.00 per annum, payable monthly, in arrears, at the rate of \$1,800.00 per month.

Except only as changed by this Modification No. 4, and Modification Nos. 1 – 3, or to the extent rendered inconsistent herewith, all of the terms and conditions of Lease Agreement No. C89-102460 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
Robert or Ina Oyler

By: Robert E Oyler

Title: owner

TENANT
BECHTEL BWXT IDAHO, LLC

By: Renee Wuska
Renee Wuska

Title: Subcontract Administrator