BWI FORM
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AMENDMENT NO. 2 TO LEASE AGREEMENT NO. 3712
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: 12/20/2002

To: Jeff Krantz
Phone: (208) 523-1026
Fax: (208) 528-7127

Completion Date: 12/27/2003

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** as follows:

Date of Lease:	September 28, 1999
Landlord:	Idaho Innovation Center
Tenant:	Bechtel BWXT Idaho, LLC
Premises:	2300 North Yellowstone Idaho Falls, ID 83401
Size of Premises:	2100 Square Feet
Term:	Eighteen month September 28, 1999 through March 27, 2001) with two six-month options, beginning March 28, 2001, an Amendment No. 1 to Lease No. 3712 to extend the term through 12/27/2002, **plus one additional one-year option – through 12/27/2003**
Monthly Rental:	$1,365.00 during firm term, $1,365.00 during option terms; **and $1,365.00 during the additional one-year term.**

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 Greg K. Anderson
Title Procurement Agent

TENANT
BECHTEL BWXT IDAHO, LLC

By
Title