

MODIFICATION NO. 2

TO

LEASE AGREEMENT NO. C89-132109

BETWEEN

LOCKHEED MARTIN IDAHO TECHNOLOGIES COMPANY

AND

KINGSTON/BAUCHMAN, A GENERAL PARTNERSHIP

THIS MODIFICATION AGREEMENT NO. 2, effective November 1, 1997, is to accomplish the following:

1. Affirm assignment of lease
2. Extend the lease term
3. Change the lease payments amounts

The parties hereto mutually agree to the following:

I. Pursuant to its Prime Contract No. DE-AC07-94ID13223 with the U.S. Department of Energy, Lockheed Martin Idaho Technologies Company (LMITCO), effective October 1, 1994, assumed all obligations, entitlements and rights of EG&G Idaho, Inc., (Lessee) regarding the subject lease agreement.

II. ARTICLE 4 - TERM OF LEASE AND EXTENSION is modified to include the following:

The term of the lease is further extended for one year, from November 1, 1997, through October 31, 1998. The Lessee may exercise two additional one year option terms.

III. ARTICLE 5 - RENTAL PAYMENTS is modified to include the following:

A. For the one year term of November 1, 1997 through October 31, 1998; and for the succeeding two, one-year term options, the Lessee will pay the Lessor \$132,000.00 per annum, payable monthly in arrears at the rate of \$11,000.00 per month. ~~Partial months occupancy shall be paid on a pro-rata basis.~~ OK
DGA

B. As incentive to the Lessee to remain a tenant for the two, one-year term options, and only in the event Lessee so remains and pays the lease amounts due, Lessor agrees to rebate Lessee an amount of \$24,618.00. At Lessee's election, it may withhold, and Lessor agrees to abate, a partial month's rent for August, and a full month's rent for September and October 2000, which amounts together equal the \$24,618.00 due Lessee.

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Except only as changed by this Modification No. 2, all of the terms and conditions of Lease Agreement No. C89-132109, as previously modified, shall remain in full force and effect.

LESSOR:
KINGSTON/BAUCHMAN PARTNERSHIP

LESSEE:
LOCKHEED MARTIN IDAHO TECHNOLOGIES
COMPANY

By *David Kingston*

By *Dennis G. Miller*
Dennis G. Miller

Title: *Partner*

Title: Subcontract Administrator

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