

MODIFICATION NO. 3
TO
LEASE AGREEMENT NO. C89-132109
BETWEEN
BECHTEL BWXT IDAHO, LLC
AND
BAUCHMAN-KINGSTON, A GENERAL PARTNERSHIP

THIS MODIFICATION NO. 3, effective November 1, 2000, effects the following:

1. Affirms assignment of lease
2. Extends the lease term
3. Changes the lease payment
4. Changes the cancellation provision

The parties hereto mutually agree to the following:

- I. Pursuant to its Prime Contract No. DE-AC07-99ID13727 with the U. S. Department of Energy, Bechtel BWXT Idaho, LLC, effective October 1, 1999, assumed all obligations, entitlements and rights of Lockheed Martin Idaho Technologies Company under Lease Agreement No. C89-132109.
- II. ARTICLE 4 – TERM OF LEASE AND EXTENSION is modified to include the following:
The term of the lease is further extended for five years, from November 1, 2000 through October 31, 2005, subject to the provisions of Article 7, Cancellation, in the lease.
- III. ARTICLE 5 – RENTAL PAYMENTS is modified to include the following:
For the five-year term from November 1, 2000 through October 31, 2005, the Lessee will pay the Lessor \$150,000 per annum, payable at the rate of \$12,500 per month.
- IV. ARTICLE 7 – CANCELLATION is modified to include the following:
Effective November 1, 2001, Lessee shall have the right to cancel the lease at any time, provided Lessee notifies Lessor in writing at least 120 days in advance of the cancellation date.

Except only as changed by this Modification No. 3, all of the terms and conditions of Lease Agreement No. C89-132109, as previously modified, shall remain in full force and effect.

LESSOR:
BAUCHMAN-KINGSTON PARTNERSHIP

By David A. Kingston
Title Partner
Date 11-29-00

LESSEE:
BECHTEL BWXT IDAHO, LLC

By R. M. Samoy
Title Manager, Subcontracts
Date November 27, 2000