

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT ("Amendment"), signed on the date indicated below with an effective date of February 1, 2013, is between MOUNTAIN STATES LEASING – MISSOULA, LLC, a Montana limited liability company, ("Landlord") and THE MAUREEN AND MIKE MANSFIELD CENTER DCLCP OF THE UNIVERSITY OF MONTANA, a state university, of 32 Campus Drive, Missoula, Montana 59812 ("Tenant") (collectively the "Parties").

WHEREAS, the Parties entered into that certain Lease dated August 16, 2008 (the "Lease") pursuant to which Landlord leased to Tenant certain space commonly known as Suites D and E (the "Original Premises"), and containing approximately 8,400 rentable square feet, at 2675 Palmer Street, in the City of Missoula, Montana (the "Building"); and

WHEREAS, the Parties extended the Lease term for Suites D and E to January 31, 2013 by that certain First Amendment to Lease Agreement.

WHEREAS, the Parties desire to further modify portions of such Lease as provided below.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals and the following mutual covenants and conditions and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Rent Schedule.** As of the Rent Commencement Date (defined as February 1, 2013):

Time Period	Rate per Sq. Ft.	Annual Rent	Monthly Rent
February 1, 2013 through August 31, 2017	\$14.75	\$123,900.00	\$10,325.00
September 1, 2017 through August 31, 2022	\$15.75	\$132,300.00	\$11,025.00

As of the Rent Commencement Date, Tenant's Building Pro Rata Share as described in Section 1 of the Lease shall equal 25%. As of the Rent Commencement Date, 33,600 square feet is the total rentable space.

3. Expiration Date/Extension Term. Section 2(a) of the Lease is hereby revised to provide that the expiration date of the Firm Term shall be August 31, 2017. Tenant shall retain the one (1) Renewal Option in this First Amendment of the Lease.

LANDLORD:

MOUNTAIN STATES LEASING - MISSOULA, L.L.C.
a Montana limited liability company

By Wayne Paffhausen
Wayne Paffhausen
Managing Member

Date: 11/28, 2012

TENANT:

**THE MAUREEN AND MIKE MANSFIELD CENTER DCLCP
OF THE UNIVERSITY OF MONTANA**

By _____
Printed Name: _____
Its _____

Date: _____, 2012