

1, Pioneer Square
14-381-8001

RETURN RECORDED DOCUMENT TO:

Hawkins Companies LLC
8645 W. Franklin Rd.
Boise, ID 83709
Attn: Legal Department

E 2013949 B-36-13 P 1433
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2004 AUG 30 4:07 PM FEE 18.00 DEP MT-
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

~~14-001-0070, 0066, 0069, 0019, 0071~~

**FIRST AMENDMENT TO
LEASE AND MEMORANDUM OF LEASE**

THIS FIRST AMENDMENT TO LEASE AND MEMORANDUM OF LEASE is made in multiple copies this 18th day of ~~August~~ 2004, between **BOISE SPECTRUM LLC**, an Idaho limited liability company ("Landlord"), and **WALGREEN CO.**, an Illinois corporation ("Tenant").

Recitals

A. Landlord and Tenant entered into that certain Lease ("Lease"), and Memorandum of Lease ("Memorandum"), both dated the 2nd of February, 2004, concerning property located at the northeast corner of West 1800 North Street and North 2000 West Street, in Clinton, Utah, legally described on Exhibit "A" attached hereto and made a part hereof.

B. Landlord and Tenant hereby agree to amend the Lease and Memorandum as follows:

Agreement

In consideration of the mutual covenants contained herein and other good and valuable consideration the receipt of which is hereby acknowledged, the parties hereto agree to amend the Lease and Memorandum as follows:

1. Exhibit "A" of the Lease and Memorandum is deleted in its entirety, and in its place Exhibit "A" attached hereto is substituted.
2. Exhibit "B" of the Lease and Memorandum is deleted in its entirety, and in its place Exhibit "B" attached hereto is substituted.
3. Except as modified by the above provisions, all of the terms and conditions of the Lease and Memorandum shall remain in full force and effect and are hereby ratified and confirmed.

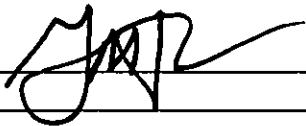
ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION OF
TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

[Remainder of Page Left Intentionally Blank]

4. This Amendment shall also bind and benefit as the case may require, the heirs, legal representatives, assigns and successors of the respective parties and all covenants, conditions and agreements herein contained shall be construed as covenants running with the land.

LANDLORD:


BOISE SPECTRUM LLC,
an Idaho limited liability company

By: 
Title: _____

TENANT:

WALGREEN CO.,
an Illinois corporation

PKC

By: 
Title: Divisional Vice President



STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, a Notary Public, do hereby certify that ROBERT M. SILVERMAN, personally known to me to be an Divisional Vice President of WALGREEN CO., an Illinois corporation, and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Divisional Vice President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and notarial seal this 18TH day of AUGUST, 2004.

Leoly Tejero

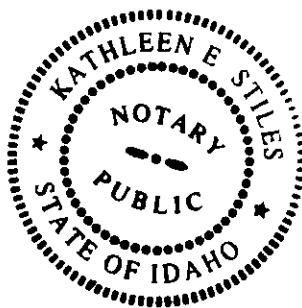
Notary Public



My commission expires:

STATE OF IDAHO)
 : ss.
County of Ada)

On this 9th day of July, 2004, before me, a Notary Public, in and for said State, personally appeared Gary R. Hawkins, known or identified to me to be the person whose name is subscribed to the within Instrument as the Manager of BOISE SPECTRUM LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same as said Manager, in said Limited Liability Company's name.



Kathleen E. Stiles

Notary Public

My commission expires: 11/5/08

[Handwritten initials]

EXHIBIT "A"

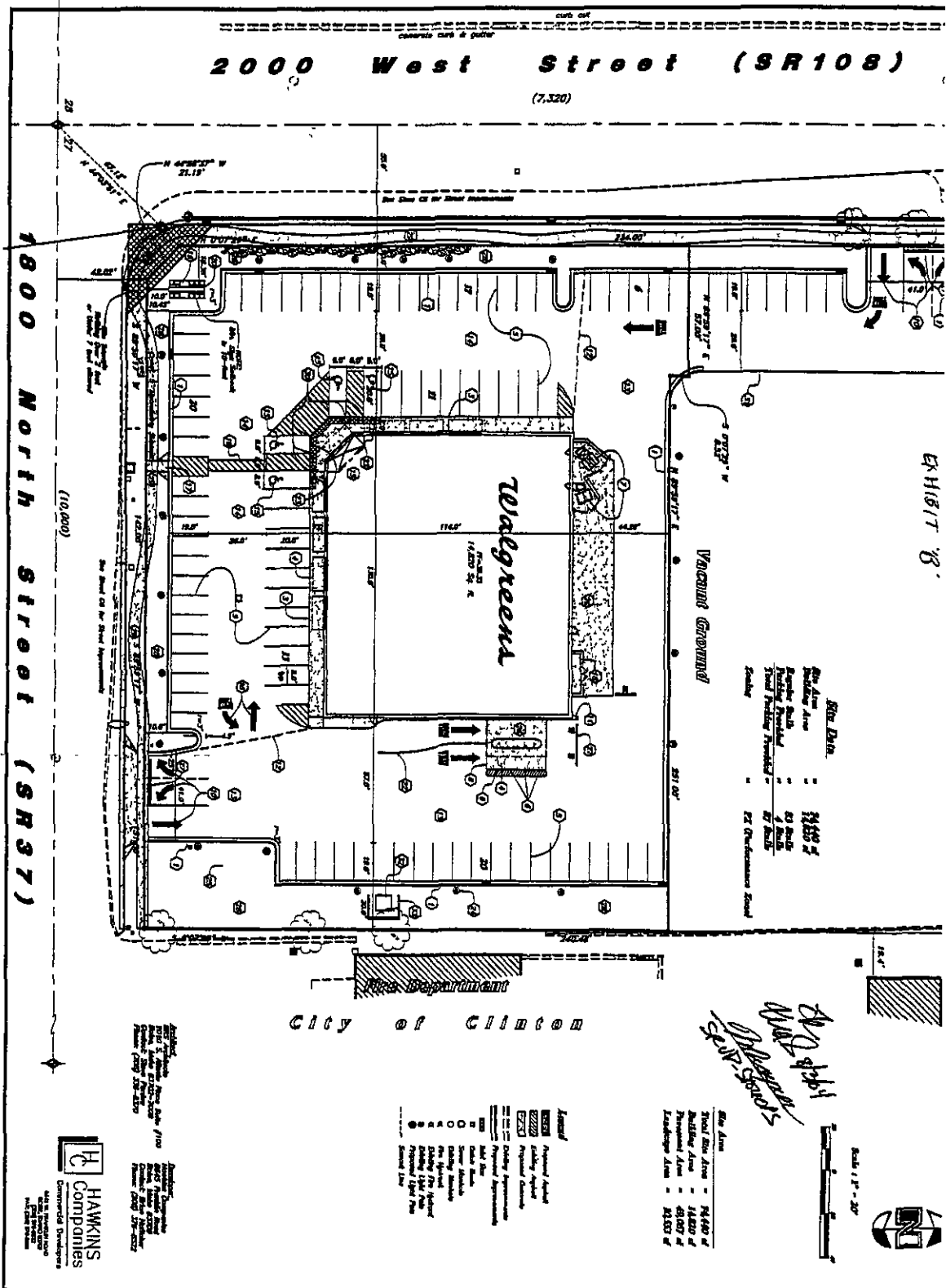


EXHIBIT B

[Legal Description]

A part of the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Clinton, Davis County, Utah:

Beginning at a point on the North Line of State Road 37 (1800 North Street) being 212.00 feet North $89^{\circ}59'17''$ East along the Quarter Section Line and 42.02 feet North $0^{\circ}07'29''$ East from the West Quarter Corner of said Section 27; and running thence South $89^{\circ}59'17''$ West 142.00 feet along said North Line; thence North $44^{\circ}56'37''$ West 21.19 feet to a point on the East Line of State Road 108 (2000 West Street) as widened to 55.00 foot half-width; thence North $0^{\circ}07'29''$ East 234.00 feet along said East Line; thence North $89^{\circ}59'17''$ East 57.00 feet; thence South $0^{\circ}07'29''$ West 8.52 feet; thence North $89^{\circ}59'17''$ East 251.00 feet; thence South $0^{\circ}07'29''$ West 240.48 feet to the North Line of State Road 37 (1800 North Street) as widened to 42.02 foot half-width; thence South $89^{\circ}59'17''$ West 151.00 feet along said North Line to the point of beginning.