

**FOURTH LEASE AMENDMENT**

Date: May 1, 2013

**1. AGREEMENT.** Kimball Properties Limited Partnership ("Landlord") and Idaho Virtual Academy, Incorporated ("Tenant"), have entered into a Lease Agreement dated June 6, 2007, as amended June 22, 2010, September 23, 2011, and April 23, 2013, ("Lease") for Premises located at 1965 S Eagle Rd in Meridian, Idaho. Tenant wishes to expand its Premises to include Suite 180 of the Building, which Suite is currently occupied by Center for Behavioral Health Idaho, Inc. ("CBHI"). Landlord wishes to accommodate such expansion by arranging for the relocation of CBHI to a location outside of the Building. Landlord and Tenant therefore in consideration of the mutual covenants contained herein agree as follows. Capitalized terms shall have the meaning given to them in the Lease unless otherwise defined herein.

**2. CONDITIONS PRECEDENT.** This Amendment is conditioned only upon the execution by Landlord and CBHI of a written agreement, upon terms satisfactory to Landlord, providing for CBHI's vacation of Suite 180 and the Building. If by December 20, 2013, Landlord is unable to secure the same, and to secure the removal of any conditions precedent to it being binding upon CBHI, Landlord shall notify Tenant of such failure by December 31, 2013, and (a) this Amendment shall be of no further force or effect, (b) neither Landlord nor Tenant shall be liable to the other in connection herewith, and (c) the Lease as amended through April 23, 2013, shall continue in full force and effect.

**3. EFFECTIVE DATE.** The Effective Date hereof shall be 30 days after delivery to Tenant of the vacated Suite 180. Landlord shall attempt to deliver Suite 180 as soon as practical (perhaps even during calendar 2013), but shall in any event (if the conditions set forth in §2 are satisfied) deliver the same by July 1, 2014.

**4. TERM.** The Lease term shall be deemed extended to October 31, 2020.

**5. PREMISES.** On the Effective Date, the Premises area shall be deemed amended to include Suite 180, comprising approximately

1,298 sq ft, resulting in a total Premises area of approximately 12,590 sq ft, and all provisions of the Lease shall thereafter be interpreted with reference to such amended Premises area.

**6. IMPROVEMENT ALLOWANCE.** Within 10 days after the Effective Date and the written acknowledgment thereof by Landlord and Tenant, Landlord shall pay to Tenant \$10,000 as an improvement allowance. Landlord shall deliver Suite 180 in broom clean condition, but with minor cosmetic defects typical for previously occupied office space, and Tenant shall provide all repairs, refurbishment and alterations necessary for its use. Landlord shall, at Tenant's election, manage such work.

**7. BASE RENT.** Prior to the Effective Date, the monthly Base Rent shall remain as scheduled in the Lease. The monthly Base Rent payable after the Effective Date during the term hereof shall be as scheduled below (if the Effective Date occurs after October 31, 2013, the first row of this table is inapplicable).

From	Thru	Monthly Base Rent
Effective Date	10-31-13	\$23,513
11-01-13	10-31-14	24,101
11-01-14	10-31-15	24,703
11-01-15	10-31-16	25,321
11-01-16	10-31-17	25,954
11-01-17	10-31-18	26,603
11-01-18	10-31-19	27,268
11-01-19	10-31-20	27,950

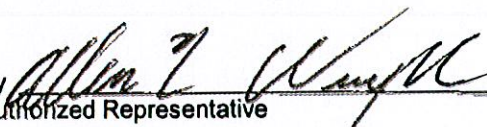
**8. NO MODIFICATION.** Except as expressly amended above, all provisions of the Lease and its attachments shall remain unchanged.

**9. AUTHORITY, SIGNATURES.** The individuals signing below on behalf of the respective parties hereto warrant that they are duly authorized to execute this Amendment on behalf of said parties, and that such execution is binding upon said parties without further action or ratification. The parties acknowledge their intent that this Amendment and any related signature or record shall be binding whether created, transmitted or effected by traditional or electronic means.

KIMBALL PROPERTIES LIMITED PARTNERSHIP

By   
Authorized Representative

IDAHO VIRTUAL ACADEMY, INCORPORATED

By   
Authorized Representative  
5/22/13