

**EXHIBIT B**

LEASE AGREEMENT NO. 00049377

**COMMENCEMENT DATE AGREEMENT**

Agreement made this fifth day of September, 2008, by and between Idaho State University, an institution of higher education and agency of the State of Idaho, hereinafter called "Lessor" and Battelle Energy Alliance, LLC, a Limited Liability Company organized under the laws of the State of Delaware, hereinafter call "Lessee".

WHEREAS, by Lease Agreement dated October 23, 2006 ("Lease") Lessor leased to Lessee approximately 38,500 gross square feet of a particular space, located in the City of Idaho Falls, Bonneville County, Idaho, (hereinafter called the "Premises") for a period of twenty (20) years ("Term") to commence and expire as provided in Article 2. A of the Lease; and

WHEREAS, Article 2.B of the Lease states that the Commencement Date shall be when the requirements for beneficial occupancy have been met. By fixing a commencement date and termination date and signing this document, Lessor and Lessee agree that those requirements have been met.

NOW, THEREFORE, Lessor and Lessee hereby agree that the Commencement date of the Term shall be September 25, 2008, and the Expiration date shall be September 25, 2028, unless terminated as otherwise provided in the Lease.

IN WITNESS WHEREOF, the Parties hereunto have executed this Agreement as of the date first above written.

LESSEE:

LESSOR:

BATTELLE ENERGY ALLIANCE, LLC

IDAHO STATE UNIVERSITY

By: *[Signature]*

By: *[Signature]*

Title: Contract Administrator

Title: AVP Facilities Service

Date: 9/5/08

Date: 6/8/09