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Fax Cover Sheet

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January 23, 2007

To: Tara Weidner

From: Dan Leddy, Regional RSO - DIS

Re: Exclusive Control Agreement from Hainesport

Hi Tara. Here's the signed 'Exclusive Control' agreement from the people at the Hainesport location. Thanks,

Dan

Total pages - 2

139878

NICC/RGIN MATERIALS-002

FROM :

FAX NO. :

Jan. 19 2007 03:23PM P2

Lease Amendment

This lease amendment, dated January 19, 2007 shall be attached to and become a part of that certain lease, dated January 1, 2007, between South Hainesport Industrial Trust ("Lessor"), and Digirad Imaging Solutions, Inc. ("Lessee"), covering premises commonly known and described as a room in the building of Lessor located at 2304 Park Avenue, West, Hainesport Industrial Park, Hainesport, NJ 08036.

Lessor and Lessee agree to modify the Lease by adding the following language:

"Lessor acknowledges and agrees that Lessee, and its employees and authorized agents, will at all times during the term of the Lease maintain exclusive control of the area known as the "hot lab."

All other terms and conditions of the original Lease agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the dates below.

LESSOR: South Hainesport Industrial Trust

By: Phyllis Rager

Printed Name: Phyllis Rager

Title: Partner

Date: 1-19-07