

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-90027	DATE DEC 13 2011	PAGE 1 of 2
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ADDRESS OF PREMISES
301 North Main Street, 4th Floor-Suite 400, Wichita, KS 67202-4804

THIS AGREEMENT, made and entered into this date by and between **IPC Wichita Properties, LLC**

whose address is 15601 Dallas Parkway, 600
Addison, Texas 75001-6026

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease, dated June 29, 2010, and

WHEREAS, the parties have agreed that Supplemental Lease Agreement No. 1 is hereby issued to remove the Tenant Improvement Allowance and Building Specific Security and establish the Rent, Commission and Commission Credit. All other terms and conditions remain unchanged.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective immediately, as follows:

1. The following paragraphs are hereby deleted in their entirety: Paragraph 7.8 and 10.
2. Paragraph 3 of the Standard Form 2 of the lease is deleted entirely and replaced with the following:
"Effective April 17, 2010, the Government shall pay the Lessor in accordance with the following table.

	Annual \$ Amt.
Shell	\$17,643.31
Operating Rent	\$8,320.47
Total Rent	\$25,963.78

Continued on page 2 of 2.


IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: IPC Wichita Properties, LLC

SIGNATURE 	NAME OF SIGNER ROBERT H. THOMAS, JR. VICE PRESIDENT
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ADDRESS
15601 DALLAS PARKWAY; SUITE 600; ADDISON, TX 75001

IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Karen L. Taubert
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	

SIGNATURE 	NAME OF SIGNER OFFICIAL TITLE OF SIGNER Contracting Officer
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Effective April 17, 2015 the Government shall pay the Lessor in accordance with the following table:

	Annual \$ Amt.
Shell	\$20,362.70
Operating Rent	\$8,320.47
Total Rent	\$28,683.17

Rent above does not include CPI escalations and shall be adjusted in accordance with the provisions of the Solicitation for Offers #8KS2079 and the General Clauses. Rent for a lessor period shall be prorated. Rent shall be made payable to:

**IPC WICHITA PROPERTIES, LLC
15601 DALLAS PARKWAY, 600
ADDISON, TEXAS 75001-6026"**

3. Paragraph 9 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

"In accordance with SFO paragraph 2.3 Broker Commission and Commission Credit, Crimmins Commercial Advisors as co-broker with The Crown Partnership, Inc. is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Crimmins Commercial Advisors have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this Lease ("Commission"). The total amount of the commission is [REDACTED]. Lessor shall pay the Broker no additional commissions associated with this lease transaction.



In accordance with the Commission Credit described in SFO paragraph 2.3, the Broker has agreed to forego [REDACTED] of the Commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The shell rental portion of the annual rental payments due and owing under Paragraph 2 of this SLA shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments following execution of this SLA and continue throughout the third month following execution of this SLA as indicated in the following schedule of adjusted Monthly Rent:

First Month's Rental Payment of \$2,163.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$2,163.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment of \$2,163.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent."

At lease award, the Lessor paid Crimmins Commercial Advisors as co-broker with The Crown Partnership [REDACTED]. Therefore, the Lessor shall make the Remaining Commission Payment payable to Crimmins Commercial Advisors as co-broker with The Crown Partnership for the amount of [REDACTED]. (Total Commission – Initial Commission Payment – Commission Credit = Remaining Commission payable to Crimmins Commercial Advisors as co-broker with The Crown Partnership). "

INITIALS:  & 
LESSOR GOVERNMENT