

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-90024	DATE AUG 23 2012	PAGE 1 of 3
ADDRESS OF PREMISES 301 North Main Street Suite 450, Wichita, KS 67202-4823			

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

whose address is 15601 Dallas Parkway, Suite 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 effective as follows:

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

"2. TO HAVE AND TO HOLD Block A (original space) measuring 6,807 RSF effective April 17, 2010 and Block B (expansion space) measuring 3,699 RSF, for a total of 10,506 RSF, effective November 17, 2011 with both blocks continuing through April 16, 2025."
- Paragraph 3 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

"3. Effective April 17, 2010 through November 16, 2011 the Government shall pay the Lessor for in accordance with the following table:

Block	RSF	ABOA	Shell	Base Cost of Services	Total Annual Rent
A	6,807	5,940	\$ 89,634.60	\$ 38,978.24	\$ 128,612.84

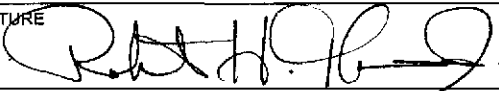
Effective November 17, 2011 through May 16, 2012 the Government shall pay the Lessor for in accordance with the following table:

Block	RSF	ABOA	Shell	Base Cost of Services	Total Annual Rent
A	6,807	5,940	\$ 89,634.60	\$ 38,978.24	\$ 128,612.84
B	3,699	3,228	\$ 48,710.52	\$ 21,182.11	\$ 69,892.63
A + B	10,506	9,168	\$ 138,345.12	\$ 60,160.35	\$ 198,505.47


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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
ADDRESS 15601 DALLAS PARKWAY; SUITE 600; ADDISON, TX 75001	

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

SIGNATURE 	NAME OF SIGNER Emily M Tinsley
OFFICIAL TITLE OF SIGNER Contracting Officer	

Effective May 17, 2012 through April 16, 2020 the Government shall pay the Lessor in accordance with the following table:

Block	RSF	ABOA	Shell	Base Cost of Services	TI Amortization	Building Specific Security	Total Annual Rent
A	6,807	5,940	\$ 89,634.60	\$38,978.24	\$ 22,509.47	\$ 1,134.68	\$ 152,256.99
B	3,699	3,228	\$ 48,710.52	\$21,182.11	\$ 12,232.42	\$ 616.62	\$ 82,741.67
A + B	10,506	9,168	\$138,345.12	\$60,160.35	\$ 34,741.89	\$ 1,751.30	\$ 234,998.66

Effective April 17, 2020 through April 16, 2025 the Government shall pay the Lessor in accordance with the following table:

Block	RSF	ABOA	Shell	Base Cost of Services	Total Annual Rent
A	6,807	5,940	\$113,037.84	\$ 38,978.24	\$ 152,016.08
B	3,699	3,228	\$ 61,428.65	\$ 21,182.11	\$ 82,610.76
A + B	10,506	9,168	\$174,466.49	\$ 60,160.35	\$ 234,626.84

The above rent does not include Broker Commission Credits or Consumer Price Index (CPI) adjustments and shall be adjusted in accordance with the provisions of the Solicitation For Offers #8KS2077 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 7 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

"7. 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 1 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 acceptance of the Tenant Improvements to Blocks A and B, totaling 10,506 rentable square feet, and continue through the fifth month as indicated in the following schedule of adjusted Monthly Rent:

First Month's Rental Payment \$19,583.22 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$19,583.22 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$19,583.22 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

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Fourth Month's Rental Payment \$19,583.22 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

Fifth Month's Rental Payment \$19,583.22 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent."

4. Paragraphs 8, 9 and 10 of the Lease are hereby deleted in their entirety.
5. In accordance with SFO paragraph 3.3, *Tenant Improvement Rental Adjustment*, the Government hereby elects to amortize the Tenant Improvements in the amount of \$275,040.00 and Building Specific Security in the amount of \$13,864.49 commencing on May 17, 2012 and continuing through April 16, 2020 at the rate of 0.00% per annum.
6. Paragraph 12 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

 "12. In accordance with SFO paragraph 4.2 *Tax Adjustment*, the Government occupancy is established as 3.63% (10,506 RSF/289,154 RSF)."
7. Paragraph 13 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

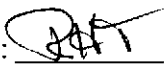
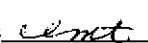
 "13. In accordance with SFO paragraph 4.3 *Operating Costs*, the base cost of services is established as \$60,160.35 and the base year will remain April 17, 2010."
8. The total cost of the Tenant Improvements is \$357,377.41. The Lessor and the Government agree that a lump-sum payment for a portion of the total tenant improvement cost shall be made in the amount of \$82,337.41, (\$357,377.41-\$275,040=\$82,337.41). The remaining balance of \$275,040.00 for TI and \$13,864.49 for BSS shall be amortized monthly into the rent at a 0.00% interest rate over the remainder of the firm term which ends April 16, 2020. Upon receipt of the Lessor's itemized invoice, payment will be made in accordance with the Prompt Payment Act.

The remaining balance in the amount of \$82,337.41 shall be paid by a lump-sum-payment as follows:

- GSA procedures require invoice(s) to contain a Pegasys Document Number (PDN). The PDN for this transaction is: **PS0023519**. Please ensure this number is included on **ALL** invoice(s) submitted to the finance center listed below.
- If another entity other than the Lessor submits the invoice(s), please include the name and address of the entity and not your company's information. The vendor's name and address must match the name and address of the payee of the lease document.
- Please submit invoices electronically to www.finance.gsa.gov. Vendors or Lessor's unable to submit invoices electronically can submit directly to the Greater Southwest Finance Center with a copy sent to the GSA Contracting Officer. The invoice(s) should be mailed to the following address:

GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102"

9. The Lessor hereby waives restoration as a result of all improvements.

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