

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-11047	DATE DEC 06 2011	PAGE 1 of 2
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ADDRESS OF PREMISES
1131 Winding Road, Topeka, KS 66615-3803

THIS AGREEMENT, made and entered into this date by and between TOPEKA ONE, LLC

whose address is 9400 REEDS ROAD, STE 100
OVERLAND PARK, KS 66207-2525

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

WHEREAS, the parties hereto desire to amend the above lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 1, 2011 as follows:

The purpose of this Supplemental Lease Agreement is to reconcile the effective date of the lease and the rent associated with this lease.

Paragraph 2 of the Lease is deleted in its entirety and replaced with the following:

- "2. TO HAVE AND TO HOLD the said premises, in its current condition, with their appurtenances for the term beginning on October 1, 2011 and continuing through September 30, 2026. The shell requirements are not waived by the previous sentence. Instead, these requirements are postponed and all shell buildout, at the Lessor's expense, shall occur with tenant improvement construction."

Paragraph 3 of the Lease is deleted in its entirety and replaced with the following:

- "3. The Government shall pay the Lessor rent as follows:

	RSF	ABOA	Monthly Shell	Monthly Operating Base less Adjustment for Vacant Space	Monthly Tenant Improvements	Total Monthly Rent
10/1/2011 - 1/31/2012	22,114	18,000	\$34,257.03	\$1,761.62	\$3,437.65	\$39,456.30

	RSF	ABOA	Annual Shell	Annual Operating Base less Adjustment for Vacant Space	Total Annual Rent
2/1/2012 - 9/30/2016	22,114	18,000	\$411,084.31	\$21,139.47	\$432,223.78
10/1/2016 - 9/30/2021	22,114	18,000	\$444,870.00	\$21,139.47	\$466,009.47
10/1/2021 - 9/30/2026	22,114	18,000	\$481,995.47	\$21,139.47	\$503,134.94

(See attached page 2 of 2)

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

LESSOR

SIGNATURE TOPEKA ONE, LLC NAME OF SIGNER David J. Christie

ADDRESS 9400 Reeds Rd Ste 100 Overland Park, Kansas 66207

IN THE PRESENCE OF (SIGNATURE) Tara A. Smiley NAME OF SIGNER Tara A. Smiley

UNITED STATES OF AMERICA

SIGNATURE Emily M. Syrett NAME OF SIGNER Emily M. Syrett
OFFICIAL TITLE OF SIGNER Lease Contracting Officer

Rent for a lessor period shall be prorated. Rent checks shall be made payable to:

Topeka One, LLC
9400 Reeds Rd., Ste. 100
Overland Park, KS 66207-2525

Paragraph 9 of the Lease is deleted in its entirety and replaced with the following:

"9. The Lessor agrees to provide a tenant improvement allowance in the amount of \$13,524.46 to be amortized for 4 months at 8.0%."

Paragraph 10 of the Lease is deleted in its entirety.

Paragraph 12 of the Lease is deleted in its entirety and replaced with the following:



"12. In accordance with SFO paragraph 4.3, *Operating Costs*, the base cost of services is established as \$21,139.47 per annum. This amount is less the amount for the adjustment for vacant premises which is described in paragraph 13 of this SLA."

Paragraph 13 of the Lease is deleted in its entirety and replaced with the following:

"13. Effective October 1, 2011, pursuant to Solicitation paragraph 4.4, Adjustment For Vacant Premises, the amount of vacant space adjustment (rent reduction) is based upon 18,000 ABOA square feet of space due to the vacancy of [REDACTED]

As a result, the base cost of services is reduced by \$85,500.00 (\$4.75 x 18,000 ABOA) per annum and is applied to the payment schedule established under this SLA."

All other terms and conditions of the lease shall remain in force and effect.

Initials:  
Lessor Government

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GS-06P-11047
SLA #1