

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-06P-01090
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 100 North Broadway Wichita, Kansas 67202-2212	PDN Number:

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

whose address is: 1522 South Florence, Wichita, Kansas 67209-2634

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 23, 2014 as follows:

The following changes are hereby made to the lease as a result of releasing two parking spaces and adjusting the base cost of services to reflect vacant space in Block B of 1,399.55 rentable square feet (RSF), yielding 1,217 ANSI BOMA Office Area square feet (ABOASF) known as Suite 465.

1. Section 1.01, The Premises, of the lease is hereby deleted in its entirety and replaced with the following:

"The Premises are described as follows:

Office and Related Space:

A. Block A [REDACTED] – 7,360 rentable square feet (RSF), yielding 6,400 ANSI BOMA Office Area square feet (ABOASF) of office and related space based upon a common area factor of 15 percent, located on the 4<sup>th</sup> floor, known as Suite 470, of the Building, as depicted on the floor plan attached here to known as Exhibit 5A, page 1.

B. Block B (Vacant) – 1,399.55 rentable square feet (RSF), yielding 1,217 ANSI BOMA Office Area square feet (ABOASF) of office and related space based upon a common area factor of 15 percent, located on the 4<sup>th</sup> floor, known as Suite 465, of the Building, as depicted on the floor plan attached here to known as Exhibit 5A, page 2.

This Lease Amendment contains 4 pages, including Exhibit 5A.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:** [REDACTED]

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: ORIGINAL MEMBER  
 Entity Name: PGR PROPERTIES, LLC  
 Date: SEPTEMBER 9, 2014

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, 6PRW  
 Date: 10/2/14

**WITNESSE:** [REDACTED]

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: EVP  
 Date: SEPTEMBER 9, 2014

2. Section 1.02, Express Appurtenant Rights, of the Lease is hereby deleted in its entirety and replaced with the following:

"The Government shall have the non-exclusive rights to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Leaser are the rights to use the following:

A. Parking: 2 parking spaces of which 2 shall be structured inside spaces reserved for the exclusive use of the Government (Block A - [REDACTED]). In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property."

3. Section 1.03, Rent and Other Considerations, Paragraph A of the lease is hereby deleted in its entirety and replaced with the following:

"The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

**Block A [REDACTED]**

	Firm Term		Non Firm Term	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	\$ 135,174.81	\$ 18.366143	\$ 105,836.80	\$ 14.380000
Tenant Improvements Rent <sup>1</sup>	\$ 50,186.58	\$ 6.818829	\$ -	\$ -
Base Cost of Services Rent <sup>2</sup>	\$ 38,150.39	\$ 5.183477	\$ 38,150.39	\$ 5.183477
<b>Total Annual Rent</b>	<b>\$ 223,511.78</b>	<b>\$ 30.368448</b>	<b>\$ 143,987.19</b>	<b>\$ 19.563477</b>

1. The Tenant Improvement Allowance of \$250,932.56 is amortized at a rate of 0% per annum over the firm term (first 5 years)  
 2. The Base Cost of Services (BCOS) rent above does not include escalations to date.

**Block B (Vacant)**

	Firm Term		Non Firm Term	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	\$ 25,704.34	\$ 18.366146	\$ 20,125.53	\$ 14.380001
Tenant Improvements Rent	\$ -	\$ -	\$ -	\$ -
Base Cost of Services Rent				
Less Adjustment for Vacant Premises <sup>1</sup>	\$ 5,124.79	\$ 3.661741	\$ 5,124.79	\$ 3.661741
<b>Total Annual Rent</b>	<b>\$ 30,829.13</b>	<b>\$ 22.027888</b>	<b>\$ 25,250.32</b>	<b>\$ 18.041742</b>

1. In accordance with Lease Paragraph 1.13, Rate for Adjustment for Vacant Leased Premises, the operating costs paid by the Government as part of the rent shall be reduced by \$1.75 per ABOASF of space vacated by the Government. The BCOS less the adjustment for Vacant Premises rent above does not include escalations to date.

4. Section 1.08, Tenant Improvement Allowance, of the Lease is hereby deleted in its entirety and replaced with the following:

"The Tenant Improvement Allowance (TIA) for purposes of this Lease for Block A [REDACTED] is \$39,206259 per ABOASF. This amount is amortized in the rent over the firm term of the Lease at an annual interest rate of 0%.

The Tenant Improvement Allowance (TIA) for purposes of this Lease for Block B (Vacant) is \$36,192238 per ABOASF. The Government has amortized \$12,266.56 over the first 18 months and 19 days of occupancy. The remaining \$31,779.40, the Government will pay in a one-time lump sum amount in the rent."

5. Section 1.12, Operating Cost Base, of the Lease is hereby deleted in its entirety and replaced with the following:

INITIALS: [Signature] & [Signature]  
 LESSOR & GOVT

"The parties agree that for purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rent for operating shall be \$4.940343 per RSF (\$43,275.18/annum). The base year for operating cost adjustments remains June 2013."

6. Pursuant to Section 1.13, Rate for Adjustment for Vacant Leased Premises, the amount of vacant space adjustment (rent reduction) is based upon 1,399.55 RSF/1,217 ABOASF. As a result, the base cost of services rent is adjusted to \$43,275.18 per annum and has been applied to the payment schedule above.

INITIALS:

  
LESSOR

&

  
GOV'T