

**LEASE NO. GS-06P-11020**

Standard Lease  
GSA FORM L201C (January 2012)

This Lease is made and entered into between

Lux Building, LLC

("the Lessor"), whose principal place of business is 115 S. Rutan, Wichita, KS 67218-1135, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

120 E. First Street, Wichita, KS 67202-2002

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

**LEASE TERM**

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

[Redacted Signature]

Name: MICHAEL S. RANSDE  
Title: Manager Lux Building LLC  
Date: 10/26/2012

**FOR THE GOVERNMENT:**

[Redacted Signature]

Name: \_\_\_\_\_  
Title: Public Contracting Officer  
Date: 10.31.12

[Redacted Signature]

Name: Nana Middleton  
Title: \_\_\_\_\_  
Date: 10/26/12

**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

**1.01 THE PREMISES (AUG 2011)**

The Premises are described as follows:

**Office and Related Space:** 9,550 rentable square feet (RSF), yielding 8,925 ANSI/BOMA Office Area (ABOA) square feet (\$F) of office and related space based upon a common area factor of 1.070028 percent, located on the 2nd floor of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

**1.02 EXPRESS APPURTENANT RIGHTS (AUG 2011)**

The Government shall have the non-exclusive right 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 Lease are rights to use the following:

A. **Parking:** 6 parking spaces as depicted on the plan attached hereto as Exhibit B of which 0 shall be structured inside spaces reserved for the exclusive use of the Government, 0 shall be inside parking spaces, and 6 shall be surface parking spaces. 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.

B. Intentionally deleted.

**1.03 RENT AND OTHER CONSIDERATION (AUG 2011)**

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

	FIRM TERM		NON FIRM TERM	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$145,217.65	\$16.206037	\$163,347.10	\$17.104408
TENANT IMPROVEMENTS RENT <sup>1</sup>	\$72,259.45	\$7.566434	\$0.00	\$0.00
OPERATING COSTS	\$36,438.90	\$3.815592	\$36,438.90	\$3.815592
BUILDING SPECIFIC SECURITY	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$253,916.00</b>	<b>\$26.588063</b>	<b>\$199,786.00</b>	<b>\$20.92</b>

<sup>1</sup>The Tenant Improvement Allowance is amortized at a rate of 4.5 percent per annum over 5 years.

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 8,925 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

F. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01, THE PREMISES" created herein;

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

G. Parking shall be provided at a rate of \$0.00 per parking space per month (Structure), and \$0.00 per parking space per month (Surface).

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)**

A. **UGL Services - Equis Operations ("Broker")** is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed

between the two parties. Only [redacted] of the Commission, will be payable to UGL Services – Equis Operations with the remaining [redacted] which is the "commission credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$21,159.67 minus prorated commission credit of [redacted] equals [redacted] adjusted 1<sup>st</sup> Month's Rent.

Month 2 Rental Payment \$21,159.67 minus prorated commission credit of [redacted] equals [redacted] adjusted 2<sup>nd</sup> Month's Rent.

Month 3 Rental Payment \$21,159.67 minus prorated commission credit of [redacted] equals [redacted] adjusted 3<sup>rd</sup> Month's Rent.

**1.05 TERMINATION RIGHTS (AUG 2011)**

The Government may terminate this Lease, in whole or in part, at any time, effective after the firm term of this Lease by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

**1.06 RENEWAL RIGHTS (AUG 2011)**

This Lease may be renewed at the option of the Government for one term of [redacted] at the following rental rate(s)

	OPTION TERM, YEARS [redacted]	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	[redacted]	[redacted]
OPERATING COST	OPERATING COST BASIS SHALL CONTINUE FROM YEAR 10 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least 180 days before the end of the original lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

**1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)**

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	2	A
PARKING PLAN(S)	1	B
SECURITY REQUIREMENTS	3	C
SECURITY UNIT PRICE LIST	1	D
GSA FORM 3517B GENERAL CLAUSES	48	E
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	9	F
LUX BUILDING CONSTRUCTION COMPLETION SCHEDULE	2	G
AGENCY SPECIAL REQUIREMENTS	1	H

**1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)**

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$36.160028 per ABCA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for the TIs. This amount is amortized in the rent over the firm term of this Lease at an annual interest rate of 4.5 percent.

**1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (AUG 2011)**

A. The Government, at its sole discretion, shall make all decisions as to the use of the TI Allowance. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the firm term.

B. The Government shall have the right to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining unamortized balance of the TIA. If the Government elects to make a lump sum payment

for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the firm term of the Lease.

- C. If it is anticipated that the Government will spend more than the allowance identified above, the Government shall have the right to either:
1. Reduce the TI requirements;
  2. Pay lump sum for the overage upon substantial completion in accordance with the lease paragraph entitled "Acceptance of Space and Certificate of Occupancy;" or
  3. Negotiate an increase in the rent.

**1.10 TENANT IMPROVEMENT FEE SCHEDULE (AUG 2011)**

For pricing TI Costs as defined herein, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (FLAT FEE)	\$20,000.00
LESSOR'S PROJECT MANAGEMENT FEE (% OF CONSTRUCTION COSTS)	0%

**1.11 INTENTIONALLY DELETED**

**1.12 OPERATING COST BASE (AUG 2011)**

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$3.815592 per rentable sq. ft (\$36,438.90/annum).

**1.13 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (AUG 2011)**

In accordance with the section entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$3.00 per ABOA SF of space vacated by the Government.

**1.14 HOURLY OVERTIME HVAC RATES (AUG 2011)**

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

- \$0.00 per hour per zone
- No. of zones: 1
- \$0.00 per hour for the entire space.

**1.15 24-HOUR HVAC REQUIREMENT (APR 2011)**

The hourly overtime HVAC rate specified above shall not apply to any portion of the premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the premises, such services shall be provided by Lessor at per 24-hour period rate of \$0.86 per ABOA of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the building at no additional cost.

1.16 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space at no additional cost to the Government:

- A. Building will receive Energy Star label and LEED Gold certification once construction is complete.
- B. Building will be completely renovated on the interior and exterior by May 15, 2013.
- C. There are two surface lots with this building. Each of the two parking lots will have three (3) accessible spaces with one (1) of the three (3) spaces van accessible. The accessible spaces will be located in each parking lot to provide the shortest accessible route to the front entrance of the building.
- D. The rated walls and doors of Stair 3 must pass through Door 106A and 206A, as designated in the attached floor plans, exhibit A
- E. Elevators will be altered to meet ABAAS.
- F. First floor, restrooms B will be new and meet ABAAS, as designated in the attached floor plan, exhibit A
- G. Second floor restrooms will be relocated next to the elevator lobby for public use. The restrooms must comply with IBC for minimum plumbing fixture counts for the floor level. These restrooms will meet ABAAS.
- H. Drinking fountains will be in the public spaces as opposed to tenant spaces and will have to meet ABAAS.
- I. Tenant space will be separated with 1 hour corridor containing 20 min doors leading to the other tenant spaces on the floor; corridor will not extend further than 20 feet beyond the stair door.
- J. All doors in the leased space and the accessible route to the space must be able to open 90 degrees; all doors must have a wall return of a minimum of two inches prior to the door frame to allow the door to open fully, prior to the door hardware striking the adjacent wall.
- K. All doors in the leased space and the accessible route to the space must have a minimum clear width of 32 inches with the door fully open.
- L. As the GSA requires compliance with NFPA 101 for all exiting, Lessor to review this code for compliance.
- M. Fire alarms must be upgraded to meet ABAAS and the fire code.
- N. All asbestos will be removed and disposed of prior to occupancy of this lease in accordance with Federal regulations for Asbestos Abatement as indicated in section 6.13, Asbestos Abatement, of this lease.