

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 23
TO LEASE NO.
GS- 06P-20039

DATE
5-15-06

ADDRESS OF PREMISES

Meritex Lenexa Executive Park, 17501 West 98th Street, #31-50, Lenexa, Kansas

THIS AGREEMENT, made and entered into this date by and between

whose address is Meritex, Inc.
17501 W. 98th Street, #26-32
Lenexa, Kansas 66219

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~~ as follows:

The printed word "effective" immediately above was deleted prior to signature by either party.

This Supplemental Lease Agreement (SLA) No. 23 amends the construction and occupancy schedule of rooms 8 and 12 as described in SLA No. 20 and exercises options for stack rooms 13 and 14.

1. Paragraph 3 of SLA No. 20 is hereby amended to state:

Stack Room 8, approximately 45,000 square feet, shall be ready for occupancy March 1, 2007.

Stack Room 12, approximately 45,000 square feet, shall be ready for occupancy August 1, 2007.

2. In accordance with paragraph 4 of SLA No. 20, the Government would like to expand by approximately 90,000 square feet of warehouse space for stack rooms 13 and 14.

Stack Room 13, approximately 45,000 square feet, shall be ready for occupancy November 1, 2007.

As a result of this expansion, the Government agrees to pay the Lessor in the amount of \$152,550.00 per annum (\$3.00 shell and \$ 0.39 operating), for a total annual rent of \$2,201,889.75 for a maximum of 649,525 USF.

(See attached Sheet 2A)

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 above date.

LESSOR

BY

IN PRESENCE

UNIT

BY

Chief Financial Officer

General Services Administration, Public Buildings Service
East Leasing Services Branch
Contracting Officer

(Official Title)

Stack Room 14, approximately 45,000 square feet, shall be ready for occupancy February 1, 2008.

As a result of this expansion, the Government agrees to pay the Lessor in the amount of \$152,550.00 per annum (\$3.00 shell and \$ 0.39 operating), for a total annual rent of \$2,354,439.75 for a maximum of 694,525 USF.

3. The rent will be paid based on the square footage occupied multiplied by the rate (shell and operating) per rentable square foot for each block of space. The Lessor must meet the minimum cubic foot to square foot ratio of 5.2:1 for the warehouse and archival space during the expansion phase.
4. Rental for all rooms will not commence before the dates specified on this SLA.
5. All rates herein exclude escalations to date, which are calculated annually as stated in the Miscellaneous Section, Paragraph 3.5.
6. The Lessor waives restoration for the alterations necessary under this SLA.

INITIALS: JA & HL
Lessor Government

SHEET 2A
Lease GS-06P-20039
SLA #23