

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LKS31016
<b>LEASE AMENDMENT</b> ADDRESS OF PREMISES 811 East 30 <sup>th</sup> Avenue Hutchinson, Kansas 67502-4350	PDN Number: PS0031367 - \$224,259.09

THIS AMENDMENT is made and entered into between

L.R. Boyd & Company

whose address is: 120 East 3<sup>rd</sup> Avenue  
Hutchinson, Kansas 67501-0000

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

**WHEREAS**, the parties hereto desire to amend the above Lease to provide invoicing instructions for lump sum build out costs.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 12, 2015 as follows:

1. The Government hereby accepts the tenant improvements described in Exhibit A, including Change Orders 1-4, in the amount of \$515,493.22 as described in Exhibit B, attached hereto and made a part of this lease. The Lessor has agreed to fund, and amortize in the rent over the remaining firm term of the lease at 6.00% interest, a total allowance of \$291,234.13. The remaining \$224,259.09, the Government has elected to pay in a one-time lump-sum payment.

Upon submission of a proper invoice, the Government agrees to compensate the Lessor for the specified lump-sum amount.

The **original** invoices for the lump sum totals should be submitted electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Lessors who are unable to process invoices electronically may mail the invoices to the following address:

GSA Office of Finance  
 P.O. Box 17181  
 Ft. Worth, TX 76105-0181

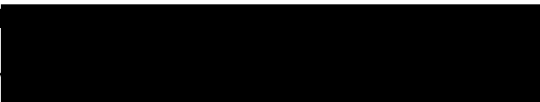
**Copies** of the invoices need to also be sent to the Lease Contracting Officer.

This Lease Amendment contains 69 pages.


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.

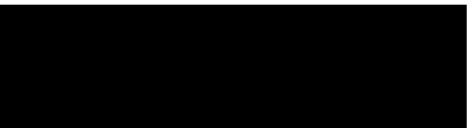
**FOR THE LESSOR**

Signature:   
 Name: MARY JOYNE BOYD  
 Title: Trustee - Owner  
 Entity Name: L.R. Boyd & Co  
 Date: 7-27-15

**FOR THE GOVERNMENT**

Signature:   
 Name: CHRYSTAL HINLEY  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service  
 Date: 8/4/15

**WITNESSED**

Signature:   
 Name: AGENT  
 Title: Agent / L.R. Boyd & Co  
 Date: 7-27-15

A proper invoice must be on the Lessor's company letterhead and include the following:

- Invoice Date
- Name of Lessor, as shown on the Lease
- Lease contract number, Lease Amendment number, and building address
- Description, price, and quantity of items delivered
- PDN #: PS0031367

2. Paragraph 1.03 A of the lease is hereby deleted and replaced with the following:

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

	RSF	USF	Shell	Operating Base <sup>1</sup>	Tenant Improvements <sup>2</sup>	Total Annual Rent
7/12/2015 - 9/11/2018	7,966	7,162	\$70,243.00	\$41,906.02	\$ 101,211.25	\$ 213,360.27
9/12/2018 - 9/11/2023	7,966	7,162	\$70,243.00	\$41,906.02	\$ -	\$ 112,149.02

<sup>1</sup>The above rent table does not include CPI escalations to date.

<sup>2</sup>Included in the rental consideration is a Tenant Improvement allowance of \$291,234.13 provided by the Lessor to be amortized over 38 months (remaining firm term of the Lease) at 6.00% interest."

3. Paragraph 1.08, *Tenant Improvement Allowance (AUG 2011)*, of the Lease is hereby deleted.
4. Paragraph 1.10, *Tenant Improvement Fee Schedule (JUN 2011)*, of the Lease is hereby deleted.
5. Paragraph 1.11, *Building Specific Amortized Capital (SEP 2012)*, of the Lease is hereby deleted.

INITIALS:  &   
 LESSOR & GOV'T