

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 10
	TO LEASE NO. GS-06P-LKS41036
LEASE AMENDMENT	
ADDRESS OF PREMISES 15375 West 95 th Street Lenexa, Kansas 66219	PDN Number: N/A

THIS AMENDMENT is made and entered into between MEPT Kansas Commerce Center, LLC., a Delaware limited liability company

whose address is: 7315 Wisconsin Avenue, Suite 350W
Bethesda, Maryland 20814

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 cyclical carpet replacement requirements.

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 March 9, 2017 as follows:

1.01 Paragraph 6.12, Maintenance of Provided Finishes, of the Lease is hereby deleted and replaced with the following:

***MAINTENANCE OF PROVIDED FINISHES**

A. Paint wall coverings. Lessor shall maintain all wall coverings and high performance paint coatings in "like new" condition for the life of the Lease. All painted surfaces shall be repainted at the Lessor's expense, including the moving and returning of furnishings, any time during the occupancy by the Government if the paint is peeling or permanently stained, except where damaged due to the negligence of the Government. All work shall be done after normal working hours as defined elsewhere in this Lease. In addition to the foregoing requirement,

This Lease Amendment contains 2 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:

MEPT Kansas Commerce Center LLC,
A Delaware Limited Liability Company

By: MEPT Edgemoor REIT LLC,
A Delaware Limited Liability Company, Its Manager

By: Bentall Kennedy (U.S.) Limited Partnership,
Its Authorized Signatory

By: Bentall
Its General Partner

Signature: _____
Name: _____
Title: Matt Sargent
Entity Name: Vice President
Date: 3/22/17

Signature: _____
Name: William M. Barros
Title: Vice President
Entity Name: _____
Date: 3/22/17

FOR THE

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 3-30-17

WITNESSED

Signature: _____
Name: Alexandra Sparks
Title: Administrative Assistant
Date: 3/22/2017

1. Lessor shall repaint common areas at least every three years.
2. Lessor shall perform cyclical repainting of the Space every 5 years of occupancy. This cost, including the moving and returning of furnishings, as well as disassembly and reassembly of systems furniture per manufacturer's warranty, shall be at the Lessor's expense.

B. Carpet and flooring.

1. Except when damaged by the Government, the Lessor shall repair or replace flooring at any time during the Lease Term when:
 - a. Backing or underlayment is exposed;
 - b. There are noticeable variations in surface color or texture;
 - c. It has curls, upturned edges, or other noticeable variations in texture;
 - d. Tiles are loose; or,
 - e. Tears or tripping hazards are present.
2. Notwithstanding the foregoing, as part of the rental consideration, at the request of the Government the Lessor shall replace all carpet in the Space every 7 years, with a product which meets the requirements in the "Floor Coverings and Perimeters" paragraph in this Lease.
3. Repair or replacement shall include the moving and returning of furnishings, including disassembly and reassembly of systems furniture per manufacturer's warranty, if necessary. Work shall be performed after the normal hours established elsewhere in this Lease."

INITIALS: AS & YD
LESSOR GOVT