

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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ADDRESS OF PREMISES

301 North Main Street, 2nd Floor Suite 225, Wichita, KS 67202-4802

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

whose address is 17300 Dallas Parkway, Suite 1010
Dallas, TX 75248 - 1157

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

WHEREAS, the parties hereto desire to amend the above lease, dated June 29, 2010, and

WHEREAS, the parties have agreed that the Rent, Commission, and Commission Credit shall be adjusted based upon the final Tenant Improvement cost of \$34,460 and Building Specific Security (BSS) cost of \$6,675.58.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective immediately, as follows:

1. The preamble of the lease is hereby amended to change the mailing address to:
17300 Dallas Parkway, Suite 1010
Dallas, TX 75248 - 1157
2. Paragraph 3 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

"Effective April 17, 2010, the Government shall pay the Lessor in accordance with the following table:

	Annual \$ Amount
Shell	\$43,102.82
Operating	\$22,397.78
Total Rent	\$65,500.60

"Effective December 17, 2010, the Government shall pay the Lessor in accordance with the following table:

	Annual \$ Amount
Shell	\$43,102.82
Operating	\$22,397.78
Antenna Rent	\$5,638.80
Total Rent	\$71,139.40

Continued on page 2 of 3.


IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: IPC Wichita Properties, LLC

SIGNATURE	NAME OF SIGNER
	ROBERT H. THOMAS, JR.; VICE PRESIDENT

ADDRESS 17300 DALLAS PARKWAY; SUITE 1010; DALLAS, TX 75248

IN THE PRESENCE OF (SIGNATURE)	NAME OF SIGNER
	Tina Wood
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	

SIGNATURE	NAME OF SIGNER
	Emily M. Tindley
	OFFICIAL TITLE OF SIGNER
	Contracting Officer

"Effective October 17, 2012, the Government shall pay the Lessor in accordance with the following table:

	Annual \$ Amt.
Shell	\$43,102.82 ✓
Operating Rent	\$22,397.78
Antenna Rent	\$5,638.80
BSS	\$2,670.23
Tenant Improvement	\$13,784.00
Total Rent	\$87,593.63

Effective April 17, 2015 the Government shall pay the Lessor in accordance with the following table:

	Annual \$ Amt.
Shell	\$51,329.94 ✓
Operating Rent	\$22,397.78
Antenna Rent	\$5,638.80
Total Rent	\$79,366.52

Rent above does not include Broker Commission Credits or Consumer Price Index (CPI) and shall be adjusted in accordance with the provisions of the Solicitation for Offers #8KS2074 and the General Clauses. Rent for a lessor period shall be prorated.

Rent shall be made payable to:

IPC WICHITA PROPERTIES, LLC
17300 ~~15604~~ DALLAS PARKWAY, 600 1010
ADDISON, TEXAS 75001-6026
DALLAS 75248-1157

3. Paragraph 7 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

"In accordance with SFO paragraph 2.3 Broker Commission and Commission Credit, Crimmins Commercial Advisors as co-broker with The Crown Partnership, Inc. is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Crimmins Commercial Advisors have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this Lease ("Commission"). The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction.

In accordance with the Commission Credit described in SFO paragraph 2.3, the Broker has agreed to forego [REDACTED] of the Commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The shell rental portion of the annual rental payments due and owing under Paragraph 1 of this SLA shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments following acceptance of the Tenant Improvements and continue throughout the third month following acceptance of the Tenant Improvements as indicated in the following schedule of adjusted Monthly Rent:

First Month's Rental Payment \$7,299.47 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$7,299.47 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

INITIALS: [Signature] & [Signature]
LESSOR GOVERNMENT

Third Month's Rental Payment \$7,299.47 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent."

4. Paragraphs 8 and 9 of the Lease are hereby deleted in their entirety.
5. In accordance with SFO paragraph 3.3, *Tenant Improvement Rental Adjustment*, the Government hereby elects to amortize the Tenant Improvements in the amount of \$34,460 and BSS in the amount of [REDACTED] commencing on October 17, 2012 and continuing through April 16, 2015 at the rate of 0.00% per annum.
6. The Lessor hereby waives restoration as a result of all improvements.

INITIALS: [Signature] & [Signature]
LESSOR GOVERNMENT