

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1 (revised) TO LEASE NO. GS-06P-90095 DATE JUN 02 2011 PAGE 1 of 2

ADDRESS OF PREMISES
301 N. Main Suite 850, Wichita, Kansas 67202-4801

THIS AGREEMENT, made and entered into this date by and between IPC WICHITA PROPERTIES LLC

whose address is 15601 DALLAS PARKWAY, SUITE 600
ADDISON, TEXAS 75001-6026

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 May 1, 2011 as follows:

The purpose of this Supplemental Lease Agreement is to reconcile the effective date of the lease and the associated tenant improvement allowance ~~and to terminate the associated portion of lease GS-06P-90095~~ *QAT ems*

Paragraph 2 of the Lease is deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 1, 2011 and continuing through April 30, 2021.

Paragraph 3 of the Lease is deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent as follows:

	RSF	USF	Shell	Operating Base	Tenant Improvements	Building Specific Security	Total Annual Rent	Rate/USF
5/1/2011-4/30/2016	7,845	6,846	\$78,201.66	\$44,659.44	\$20,155.35	\$853.85	\$143,870.10	\$21.015206
5/1/2016-4/30/2021	7,845	6,846	\$96,690.61	\$44,659.44	\$0.00	\$0.00	\$141,350.05	\$20.647100

Rent does not include Consumer Price Index (CPI) adjustments and shall be adjusted in accordance with the provisions of the Solicitation For Offers #9KS2001 and the General Clauses. Rent for a lessor period shall be prorated. Rent shall be made payable to:

IPC WICHITA PROPERTIES, LLC
15601 DALLAS PARKWAY, SUITE 600
ADDISON, TEXAS 75001-6026

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

LESSOR

SIGNATURE IPC WICHITA PROPERTIES, LLC

NAME OF SIGNER

ADDRESS

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

SIGNATURE

NAME OF SIGNER

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Paragraph 4 and Paragraph 6 of the Lease are deleted in their entirety and replaced with the following:

4. Included in the rental consideration is a tenant improvement allowance provided by the Lessor of \$100,776.75 and a building specific security amount of \$4,268.25 for a total of \$105,045 to be amortized over the firm term of the lease (60 months) at 0.00% interest rate.

Paragraph 9 of the Lease is deleted in its entirety and replaced with the following:

- ~~9. The portion of the lease GS-06P-20009 identified as suite 850 for the Federal Public Defenders, consisting of 0,513 RSF, yielding 5,699 ANS/DOMA Office Area Square feet is terminated.~~

QAT
2/11/01

Initials: *QAT* & *CC/K*
Lessor Government

Sheet 2
GS-06P-90095
SLA #1