

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-06P-01060	DATE AUG 14 2012	PAGE 1 OF 2
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ADDRESS OF PREMISES  
555 North Woodlawn #4, Wichita, Kansas 67208-3646

**THIS AGREEMENT**, made and entered into this date by and between **PLAZA DEL SOL, INC.**

whose address is 555 North Woodlawn Street  
Building 1, Suite 200  
Wichita, Kansas 67208-3646

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 August 13, 2012 as follows:

The purpose of this Supplemental Lease Agreement is to reconcile the effective date of the lease and the rent associated with the lease.

*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 a term beginning on August 13, 2012 and continuing through August 12, 2027."

*Paragraph 4 of the Lease is deleted in its entirety and replaced with the following:*

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

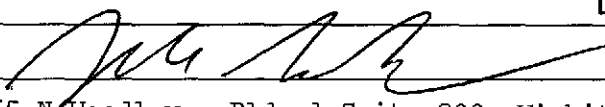
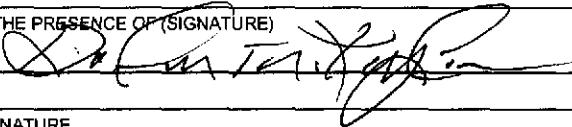

	RSF	ABOA	Shell	Operating Base	Less: Adjustment for Vacant Premise	Tenant Improvements	Total Annual Rent
Years 1-10	31,551	28,368*	\$ 497,930.78	\$ 139,981.00	\$ 56,000.00	\$15,810.11	\$ 597,721.89
Years 10-15	31,551	28,368*	\$ 411,899.00	\$139,981.00	\$ 56,000.00	\$ 0.00	\$ 495,880.00

\*Of the 28,368 ABOA square footage, 368 is provided as free space for which the Government will not be charged rent, including real estate taxes and operating cost escalations.

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and the General Clauses. Rent for the lessor period shall be prorated. Rent checks shall be made payable to:

Plaza Del Sol, Inc.  
555 North Woodlawn Street  
Building 1, Suite 200  
Wichita, Kansas 67208-3646"

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

<b>LESSOR</b>	
SIGNATURE 	NAME OF SIGNER Jeffrey Greenberg
ADDRESS 555 N Woodlawn, Bld 1 Suite 200 Wichita, KS 67208	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Robert W. Kaplan
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER Emily M. Tinsley
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

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

"9. In accordance with SFO paragraph 4.3, Operating Costs, the base costs of services is established as \$ 83, 981.00 per annum. This amount is less the amount for the adjustment for vacant premises which is described in paragraph 10 of this SLA. Upon occupancy of the vacant space, the base cost of services shall be adjusted accordingly and the base year shall remain August 13, 2012, unless otherwise stated in a subsequent SLA"

*Paragraph 10 of the Lease is deleted in its entirety and replaced with the following:*



"10. Effective August 13, 2012, in accordance with SFO paragraph 4.4, Adjustment for Vacant Premises, the amount of vacant space adjustment (rent reduction) is based upon 28,000 ABOA square feet of space due to the delay in occupancy caused by the [REDACTED]

As a result, the base cost of services is reduced by \$56,000 ( $\$ 2.00 \times 28,000$  ABOA) per annum and is applied to the payment scheduled established under this SLA."

The actual cost of Tenant Improvements incurred to date total \$121,400.00 and shall be amortized over the firm term of the Lease (120 months) at 5.5%.

In accordance with SFO Paragraph 3.2, Tenant Improvements Included in the Offer, the Lessor agrees to provide additional tenant improvement allowance at a later date in the amount of \$891,982.00 (Total TI allowance of \$1,013,382.00 less TI costs incurred to date of \$121,400.00) to be amortized over the remaining firm term of the Lease at 5.5%. In accordance with SFO paragraph 3.3, Tenant Improvements Rental Adjustment, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly.

All other terms and conditions of the lease shall remain in force and effect.

Initials:  &   
Lessor Government

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SLA #3