

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 10	DATE
TO LEASE NO. GS- O6P-20039	

ADDRESS OF PREMISES
Meritex, Inc. 17501W.98th Street, #26-32 Lenexa, KS 66219

THIS AGREEMENT, made and entered into this date by and between Meritex, Inc.

whose address is 17501W.98th Street, #26-32
Lenexa, KS 66219

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 April 28, 2004, as follows:

The following reflects the necessary alterations to the lease due to the addition of approximately 50,000 square feet of warehouse/receiving space and construction of a stack office. Build-out shall be in accordance with plans and specifications by Davidson Design Group January 26, 2004.

1. In accordance with paragraph 8 of the Lease, the Government hereby exercises its option for Stack Room 6 to expand by approximately 45,000 square feet of warehouse space.

The Lessor agrees to construct approximately 5,000 square feet of truck dock receiving space in accordance with Attachment A, Section A of the lease.

As a result of this expansion, the Government agrees to pay the Lessor in the amount of \$169,500.00 per annum (\$3.39/rsf) for a total annual rent of \$995,727.75 for a maximum of 293,725 USF. The space shall be ready for occupancy 120 days from the date of this Supplemental Lease Agreement.

2. The Lessor agrees to construct and maintain an office area in accordance with drawings from Davidson Design Group dated January 26, 2004, and the attached proposal from Bill Seymore, Meritex V.P., dated March 29, 2004. Work must be completed within ⁶⁰~~30~~ days of the date of this Supplemental Lease Agreement.

(SEE SHEET 2A, ATTACHMENT A & DWGS., ATTACHED)

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 above date.

LESSOR Meritex, Inc. [Redacted]	[Redacted]
BY [Redacted]	<i>CFD & T. [Redacted]</i>
IN PRESENCE OF [Redacted]	[Redacted]
[Redacted] (Signature)	[Redacted] (Address)
U S	General Services Administration, Public Buildings Service West Leasing Services Branch, Contracting Officer (Official Title)

Upon completion, inspection, and acceptance of the work by the Contracting Officer, and submission of a proper invoice, the Government agrees to compensate the Lessor in the amount of \$57,238.00 in a lump payment.

The original invoice is to be sent to:

GSA, Finance Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice is to be sent to:

GSA, West Service Center (6PWL)
Attn: Chris Bolinger
1500 E. Bannister Road
Kansas City, Missouri 64131-3088

The invoice must include:

- PDN # PS0005211
- Name of the Lessor as shown on the Lease and invoice date
- Lease contract number, building address, and a description, price, and quantity of the items delivered.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

INITIALS *MB* & *ZCC*
LESSOR GOV'T

GS-O6P-20039
SHEET 2A, SLA#10