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GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		
LEASE AMENDMENT	TO LEASE NO. GS-06P-21008	
ADDRESS OF PREMISES 220 West Douglas Avenue, Suite 450 Wichita, Kansas 67202-3108	PDN Number:	

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

whose address is: 1081 South Glendale, Wichita, Kansas 67218-3203

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, 2013 as follows:

1. The Lease Term paragraph on page 1 of the Lease is hereby deleted in its entirety and replaced with the following:

"To Have and To Hold the said Premises with its appurtenances for the term beginning May 1, 2013 and continuing for a period of 12 years, 5 years firm, subject to termination and renewal rights as may be hereinafter set forth."

2. Section 1.03, Rent and Other Considerations, Paragraph A, is hereby deleted in its entirety and replaced with the following:

"The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

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 LESSO	DR:	FOR 1
Signature:	Burnoses, Inc Spec/13	Signal Name Title: GSA, Date:

FOR TH	
Signatur Name:	
Title:	
GSA, Public Buildings Service, 6PRW	
Date: 5/30/13	

WITNESSED FOR THE LESSOR BY:

Signature:		
Name:	Beth Butler	
Title:	Asst. Secretary	_
Date:	5/21/13	

	FIRM TERM ANNUAL RENT	NON FIRM TERM ANNUAL RENT
SHELL RENT ¹	\$24,209.90	\$34,724.00
TENANT IMPROVEMENTS RENT ²	\$ 35,059.49	\$0
OPERATING COSTS ³	\$ 25,420.00	\$ 25,420.00
TOTAL ANNUAL RENT	\$84,689.39	\$60,144.00

Shell rent (Firm Term) calculation: \$4.830387 per RSF multiplied by 5,012 RSF. Shell rent (Non Firm Term) calculation: \$6.928172 per RSF multiplied by 5,012 RSF.

3. Section 1.05, Terminations Rights, of the Lease is hereby deleted in its entirety and replaced with the following:

"The Government may terminate this Lease, in whole or in part, at any time on or after April 30, 2018, by providing not less than **90 days**" prior written notice to the Lessor. The effective date of termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."

NITIALS:

LESSOR

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²The total Tenant Improvements of \$158,641.47 is amortized at a rate of 4 percent per annum over 5 years.

³ Operating costs calculation: \$5.071828 per RSF multiplied by 5,012 RSF."