

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 8
LEASE AMENDMENT	TO LEASE NO. GS-06P-LKS41036
ADDRESS OF PREMISES 15375 West 95 th Street Lenexa, Kansas 66219	PDN Number: PS0033533

THIS AMENDMENT is made and entered into between

MEPT Kansas Commerce Center, LLC., a Delaware limited liability company

whose address is: 7315 Wisconsin Avenue, Suite 350W
Bethesda, Maryland 20814

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

WHEREAS, the parties hereto desire to amend the above Lease to accept the space as substantially complete, start the rent for tenant improvement (TI) amortization and to modify the base cost of services (BCOS).

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 01, 2016 as follows:

This Lease Amendment contains 02 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 LESSOR:

MEPT Kansas Commerce Center LLC,
a Delaware limited liability company

By: MEPT Edgemoor REIT LLC,
A Delaware limited liability company, its Manager

By: Bentall Kennedy (U.S.) Limited Partnership,
Its Authorized Signatory

By: Bentall K
Its General Partn

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: 8/1/16

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: 8/1/2016

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 8/23/16

WITNESSED

Signature: _____
Name: _____
Title: _____
Date: 8/1/2016

1. Section 1.03, Rent and Other Considerations, as amended is hereby deleted and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

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

	06/01/2015 - 06/30/2016	07/01/2016 - 05/31/2017	06/01/2017 - 05/31/2019	06/01/2019 - 05/31/2021	06/01/2021 - 05/31/2022	06/01/2022 - 05/31/2023	06/01/2023 - 05/31/2025
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$98,146.29	\$98,146.29	\$102,851.29	\$107,556.29	\$112,261.29	\$112,261.29	\$116,966.29
TENANT IMPROVEMENTS RENT ²	\$0.00	\$76,547.06	\$76,547.06	\$76,547.06	\$76,547.06	\$0.00	\$0.00
OPERATING COSTS ³	\$61,954.00	\$64,204.00	\$64,204.00	\$64,204.00	\$64,204.00	\$64,204.00	\$64,204.00
TOTAL ANNUAL RENT	\$160,100.29	\$238,897.35	\$243,602.35	\$248,307.35	\$253,012.35	\$176,465.29	\$181,170.29

¹Shell rent calculation:
 (06/01/2015 – 05/31/2017) \$10.429999 per RSF multiplied by 9,410 RSF
 (06/01/2017 – 05/31/2019) \$10.929999 per RSF multiplied by 9,410 RSF
 (06/01/2019 – 05/31/2021) \$11.429999 per RSF multiplied by 9,410 RSF
 (06/01/2021 – 05/31/2023) \$11.929999 per RSF multiplied by 9,410 RSF
 (06/01/2023 – 05/31/2025) \$12.429999 per RSF multiplied by 9,410 RSF

²The Tenant Improvement Allowance of \$369,865.29 is amortized at a rate of 8.00% percent per annum over 71 months.

³Operating Costs rent calculation:
 (06/01/2015 – 06/30/2016) \$6.683847 per RSF multiplied by 9,410 RSF
 (07/01/2016 – 05/31/2025) \$6.822954 per RSF multiplied by 9,410 RSF"

2. Paragraph 1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011) is hereby deleted and replaced with the following:

"The Tenant Improvement Allowance (TIA) for the purposes of this Lease is \$39.729001 per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over 71 months from 07/2016 through 05/2022 at an annual interest rate of 8.00% percent."

3. Paragraph 1.15 OPERATING COST BASE (SEP 2013) is hereby deleted and replaced with the following:

"The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$6.822954 per RSF (\$64,204.00/annum). The Operating Cost base year remains 2015."

4. The space is accepted as substantially complete as of 07/01/2016.

INITIALS: AD LESSOR & ent GOVT