

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No.2
	TO LEASE NO. GS-06P-01050
LEASE AMENDMENT	
ADDRESS OF PREMISES 2020 NORTH WEBB ROAD, SUITE 104 WICHITA, KANSAS 67206-3546	PDN Number:

THIS AGREEMENT, made and entered into this date by and between **Cambridge Office Park, LLC.**

whose address is: 10333 East 21st Street North, Suite 303, Wichita, Kansas 67206-3546

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 **December 6, 2012** 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 their appurtenances, for the term beginning on December 6, 2012 through December 5, 2027, will be leased for a term of fifteen (15) years, with a firm term of five (5) years subject to termination rights as may be hereinafter set forth, to be used for such purposes as determined by GSA."
2. Paragraph 1.05, Termination Rights, 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 after December 5, 2017 by providing not less than ninety (90) days' prior written notice to the Lessor. No rent shall accrue after the effective date of the termination. Said notice shall be computed with the day after the post-marked mailing date."
3. The Government hereby accepts the improvements made to the space.
4. Section 1.03, Rental Consideration, is hereby deleted in its entirety and replaced with the following: "In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified below and 1,204 ANSI BOMA square feet. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by the

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 LESSOR:

Signature: Clifford Nies
Name: Clifford Nies
Title: Member
Entity Name: Cambridge Office Park LLC
Date: 12/10/12

FOR THE GOVERNMENT:

Signature: Gayle S. Shepard
Name: Gayle S. Shepard
Title: Lease Contracting Officer
GSA, Public Buildings Service, 6PRW
Date: 12-17-12

WITNESSED FOR THE LESSOR BY:

Signature: Duane Wehling
Name: Duane Wehling
Title: agent
Date: 12-10-12

Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of building shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR), all taxes of any kind, and all operating costs. Rights to parking areas will be deemed included in the rent.

Rent shall not be adjusted for changes in taxes or operating costs.

The Government shall pay the Lessor annual rent as follows:

Years	ABOA	Common Area Factor	RSF	Total Rental Rate per RSF	Total Rental Rate per ABOA	Annual Rent
Dec. 6, 2012-Dec. 5, 2017	1,204	1.0714285	1,290	\$29.09	\$31.167857	\$37,526.10
Dec. 6, 2017-Dec. 5, 2027	1,204	1.0714285	1,290	\$25.15	\$26.946429	\$32,443.50

5. Tenant Improvements in the total amount of \$41,280.00 are amortized through the rent for 5 years at the rate of 5%. The amortized costs of these improvements are included in the stated rent in Paragraph 4 above.

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

INITIALS: *ce* & *JS*
 LESSOR & GOVT