

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-06P-11047	DATE JUL 10 2012	PAGE 1 OF 2
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ADDRESS OF PREMISES

1131 Winding Road, Topeka, KS 66615-3803

**THIS AGREEMENT**, made and entered into this date by and between **Topeka One, LLC**

whose address is 9400 Reeds Road, Suite 100  
Overland Park, KS 66207-2525

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 June 25, 2012 as follows:

The following clauses of the lease are amended for Block A, occupied by the [REDACTED]  
[REDACTED] These amendments do not apply to the remainder of the leased space.

Section 8.15, Data Distribution, of the Lease is hereby deleted in its entirety and replaced with the following:

**"8.15 DATA DISTRIBUTION**

**TENANT IMPROVEMENT INFORMATION:**

The Lessor shall be responsible for purchasing and installing data cable. The Lessor shall safely conceal data outlets and the associated wiring used to transmit data to workstations shall be in floor ducts, walls, columns, or below access flooring. The Lessor shall provide as part of the Tenant Improvement Allowance outlets, which shall include rings and pull strings to facilitate the installation of the data cable. When cable consists of multiple runs, the Lessor shall provide ladder-type or other acceptable cable trays to prevent Lessor-provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Government-demised area such that they are within a 30-foot horizontal distance of any single drop."

Section 8.16, Electrical, Telephone, Data For Systems Furniture, of the Lease is hereby deleted in its entirety and replaced with the following:

**"8.16 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE**

**TENANT IMPROVEMENT INFORMATION:**

1. The Lessor shall provide as part of the Tenant Improvement Allowance separate data, telephone, and electric junction boxes for the base feed connections to Government-provided modular or systems furniture, when such feeds are supplied via wall outlets or floor penetrations. When overhead feeds are used, junction boxes shall be installed for electrical connections. Raceways shall be provided throughout the furniture panels to distribute the electrical, telephone, and data cable. The Lessor shall provide all electrical service wiring and connections to the furniture at designated junction points. Each electrical junction shall contain an 8-wire feed consisting of 3 general-purpose 120-V circuits with 1 neutral and 1 ground wire, and a 120-V isolated-ground circuit with 1 neutral and 1 isolated-ground wire. A 20-ampere circuit shall have no more than 8 general-purpose receptacles or 4 isolated-ground "computer" receptacles.

(SEE ATTACHED PAGE 2 OF 2)

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

LESSOR <i>Topeka One, LLC</i>	
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER <i>David J. Christie</i>
ADDRESS <i>9400 Reeds Road Suite 100 Overland Park, KS 66207</i>	
IN THE PRESENCE OF (SIGNATURE) <i>Matt Pennington</i>	NAME OF SIGNER <i>Matt Pennington</i>
UNITED STATES OF AMERICA	
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER <i>Emily M. Tinsley</i>
	OFFICIAL TITLE OF SIGNER <i>Lease Contracting Officer</i>

2. The Lessor shall be responsible for purchasing data and telecommunications cable. Said cable shall be installed and connected to systems furniture by the Lessor/contractor with the assistance and/or advice of the Government or computer vendor. The Lessor shall provide wall-mounted data and telephone junction boxes, which shall include rings and pull strings to facilitate the installation of the data and telecommunications cable. When cable consists of multiple runs, the Lessor shall provide ladder-type or other acceptable cable trays to prevent Lessor-provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Government-demised area such that they are within a 30-foot horizontal distance of any single drop. Said cable trays shall provide access to both telecommunications data closets and telephone closets.

3. The Lessor shall furnish and install suitably sized junction boxes in the vicinity of the "feeding points" of the furniture panels. All "feeding points" shall be shown on Government-approved design intent drawings. The Lessor shall temporarily cap off the wiring in the junction boxes until the furniture is installed. The Lessor shall make all connections in the power panel and shall keep the circuit breakers off. The Lessor shall identify each circuit with the breaker number and shall identify the computer hardware to be connected to it. The Lessor shall identify each breaker at the panel and identify the devices that it serves.

4. The Lessor's electrical contractor must connect power poles or base feeds in the junction boxes to the furniture electrical system and test all pre-wired receptacles in the systems furniture. Lessor contractors will be installing the data cable in the furniture panels for the terminal and printer locations, installing the connectors on the terminal/printer ends of the cable, and continuity testing each cable. Work shall be coordinated and performed in conjunction with the furniture, telephone, and data cable installers. Much of this work may occur over a weekend on a schedule that requires flexibility and on-call visits. The Lessor must coordinate the application of Certification of Occupancy with furniture installation."

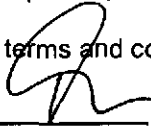

*Subsections 2, 3, and 4, above are included as a part of the Tenant Improvement allowance.*  
*6-29-12*  
*7.10.12*

**7. 14 CARPET: BROADLOOM**

Any carpet to be newly installed pursuant to this paragraph or replaced during the life of the lease shall meet the following specifications:

1. Pile Yarn Content. Pile yarn content shall be staple filament or continuous filament premium grade nylon branded by a major fiber producer [e.g., Invista, Solutia, Shaw, Honeywell].
2. Environmental Requirements. The Lessor shall use carpet that meets the "Green Label Plus" requirements of the Carpet and Rug Institute unless an exception is granted by the Contracting Officer. Refer to EPA's environmentally preferable purchasing web site, WWW.EPA.GOV/EPP.
3. Carpet Pile Construction. Carpet pile shall be level loop, textured loop, level cut pile, or level cut/uncut pile.
4. Pile Weight. Pile weight shall be a minimum of 28 oz/ square yard for level loop or textured loop construction. Pile weight shall be a minimum weight of 30 oz/square yard for level cut/uncut construction.
5. Secondary Back. The secondary back shall be made from 100% synthetic fibers for glue-down installation.
6. Density. The density shall be a minimum of 5,000 oz/ cubic yard.
7. Pile Height. The maximum pile height shall be 1/2 inch (13 mm). Exposed edges of carpet shall be fastened to floor surfaces and shall have trim along the entire length of the exposed edge.
8. Static Buildup. Static buildup shall be a maximum of 3.5 KV when tested in accordance with AATCC-134.
9. Flammability: Carpet shall meet the flammability requirements of ASTE E-648 Test Method for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source.
10. Carpet Reclamation. Where possible and required by law, dispose of any carpet replaced during the life of the lease from the site to a carpet recycling program or participate in a carpet buyback program. When carpet is replaced, submit documentation of carpet reclamation to the GSA Contracting Officer."

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

Initials:  &   
Lessor Government

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