THIS AGREEMENT, made and entered into this date by and between PGR Properties, LLC.

whose address is: 1522 South Florence, Wichita, Kansas 67209-2634

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 4, 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 their appurtenances for the term beginning June 4, 2013 and continuing for a period of 10 years, 5 years firm, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA."

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 3 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: [Redacted]
Name: [Redacted]
Title: [Redacted]
Enter Name: [Redacted]
Date: 6/4/13

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service, 6PRW
Date: 6/4/13

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: Property Manager
Date: 6/4/2013

Lease Amendment Form 09/12
# Lease Amendment No. 3

## Block A

<table>
<thead>
<tr>
<th></th>
<th>Firm Term</th>
<th>Non Firm Term</th>
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<tbody>
<tr>
<td></td>
<td>ANNUAL RENT</td>
<td>ANNUAL RATE/RSF</td>
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<tr>
<td>SHELL RENT</td>
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<td>$18.366143</td>
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<tr>
<td>TENANT IMPROVEMENTS RENT</td>
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<td>$6.818828</td>
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<tr>
<td>OPERATING COSTS</td>
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<td>$5.183477</td>
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<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td><strong>$223,511.78</strong></td>
<td><strong>$30.368448</strong></td>
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</table>

1. The Tenant Improvement Allowance of $250,932.86 is amortized a rate of 0 percent per annum over 5 years.

## Block B

<table>
<thead>
<tr>
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<th>Firm Term</th>
<th>Non Firm Term</th>
</tr>
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<tbody>
<tr>
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<td>ANNUAL RATE/RSF</td>
</tr>
<tr>
<td>SHELL RENT</td>
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<tr>
<td>TENANT IMPROVEMENTS RENT</td>
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<tr>
<td>OPERATING COSTS</td>
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<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td><strong>$41,768.07</strong></td>
<td><strong>$29.843922</strong></td>
</tr>
</tbody>
</table>

1. The Tenant Improvement Allowance of $44,045.95 is amortized a rate of 0 percent per annum over 5 years.

3. Section 1.05, Termination 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 June 4, 2018 by providing not less than 90 days' prior written notice to the Lessor. The effective date of the 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 rent shall accrue after the effective date of termination."

4. The Lessor agrees to provide, install, and maintain all work items for Block A included in Charge Order #1 dated February 20, 2013 in the amount of $299.00, Change Order #2 dated March 11, 2013 in the amount of $2,769.00, and Change Order #3 dated March 21, 2013 in the amount of $-422.70. This brings the total TI costs for Block A to $252,238.30. Of that amount, $250,932.86 will be amortized into the rent as specified in the Lease.

Upon completion, inspection, and acceptance of the work as substantially complete by the Contracting Officer or his/her representative, and submission of a proper invoice, the Government shall pay the Lessor a lump sum payment in the amount of $1,305.44 for build-out costs in excess of the Tenant Improvement Allowance. Payment is contingent upon receipt of a proper invoice, which shall include:
- Name of the Lessor, which must appear exactly as shown on the Lease
- Invoice date
- GSA PDN# PS0025962 noted at top of invoice
- Lease contract number (GS-06P-01090), Lease Amendment number (LA 3), and address of leased premise
- Description, price, and quantity of property and services actually delivered or rendered
- "Remit to" address
- Name, title, phone number, and mailing address of person to be notified in the event of a defective invoice

Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made. The original invoice must be send directly to the GSA Finance Office at the following address:
General Services Administration  
FTS and PBS Payment Division  
PO Box 17181  
Forth Worth, TX 76102  

A copy of the invoice must be provided to the following address:  

General Services Administration  
Attn: Gayle Shepard, Lease Contracting Officer  
West Leasing Services (Code 6PRW)  
1500 East Bannister Road  
Kansas City, MO 64131

5. The Lessor agrees to provide, install, and maintain all work items in Change Order #4 for Block B in the amount of 8,790.00. This brings the total TI cost for Block B to $143,277.00. Of that amount, $44,045.95 will be amortized into the rent as specified in the Lease.

Upon completion, inspection, and acceptance of the work as substantially complete by the Contracting Officer or his/her representative, and submission of a proper invoice, the Government shall pay the Lessor a lump sum payment in the amount of $99,231.05 for build-out costs in excess of the Tenant Improvement Allowance. Payment is contingent upon receipt of a proper invoice, which shall include:

- Name of the Lessor, which must appear exactly as shown on the Lease  
- Invoice date  
- GSA PON# PS0026326 noted at top of invoice  
- Lease contract number (GS-06P-01090), Lease Amendment number (LA 3), and address of leased premise  
- Description, price, and quantity of property and services actually delivered or rendered  
- "Remit to" address  
- Name, title, phone number, and mailing address of person to be notified in the event of a defective invoice

Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made. The original invoice must be send directly to the GSA Finance Office at the following address:

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Kansas City, MO 64131

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

INITIALS: LESSOR & GOVT

Lease Amendment Form 09/12