

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES

Meritex Lenexa Executive Park, 17501 W. 98th Street, #31-50, Lenexa, KS 66219

THIS AGREEMENT, made and entered into this day by and between:

Meritex Inc.

whose address is: 17501 W. 98th Street, #26-32

Lenexa, Kansas 66219

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 as follows:

This Supplemental Lease Agreement (SLA) Number 26 establishes the acceptance and occupancy date of 50,000 square feet warehouse and office space. Also contained in this SLA are the specific improvement and payment information contracted for the customization and build out of Office Area 2 and the AIRR.

1. Effective September 1, 2006, in accordance with Paragraph 3 of SLA 20 of the Lease, 5000 ANSI/BOMA Office Area square feet of office space (Office Area 2) is accepted by the Government.

As a result of this expansion, the Government agrees to pay the Lessor \$16,950.00 per annum (\$3.00 for shell and \$0.39 for operating). The new total annual rent is \$1,591,689.75. The Government now occupies a total of 469,525 USF/RSF.

2. Effective October 16, 2006, in accordance with Paragraph 3 of SLA 20 of the Lease, 45,000 ANSI/BOMA Office Area square feet of warehouse space (Stack Room 9) is accepted by the Government.

As a result of this expansion, the Government agrees to pay the Lessor \$152,550.00 per annum (\$3.00 for shell and \$0.39 for operating). The new total annual rent is \$1,744,239.75. The Government now occupies a total of 514,525 USF/RSF.

3. All rates herein exclude escalations to date, which are calculated annually as stated in the Miscellaneous Section, Paragraph 3.5.

(See attached Sheet 2-A, Attachments A-26)

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 above date.

LESSOR

Meritex

BY _____

IN PRESENCE

CFD

UNITED STATES

Administration

West Leasing Services Branch
Public Building Service
Contracting Officer

BY _____

(Official Title)

4. The Lessor agrees to provide, install and maintain additional improvements to [REDACTED] Office Area 2 and the [REDACTED]. Work shall be in accordance with the attached proposal from Bill Seymour, Meritex V.P., dated October 18, 2006 (Attachment A-26). Work shall be completed within 30 days from the date of this Supplemental Lease Agreement.

Upon completion, inspection, and acceptance of the work by the Contracting Officer, and submission of a proper invoice, the Government agrees to compensate the Lessor in the amount of \$7,212.61 in a lump payment.

The original invoice is to be sent to:

GSA, Finance Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice is to be sent to:

GSA, West Service Center (6PWL)
Attn: Chris Bolinger
1500 E. Bannister Road
Kansas City, Missouri 64131-3088

The invoice must include:

- PDN # 0009199
- Name of the Lessor as shown on the Lease and invoice date
- Lease contract number, building address, and a description, price, and quantity of the items delivered.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

5. The Lessor waives restoration for the alterations necessary under this SLA.

LESSOR

UNITED STATES OF AMERICA

BY



(Initial)

BY



(Initial)