

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-06P-LKS31018
ADDRESS OF PREMISES Epic Center, 301 N Main Street, Wichita, KS 67202-4812	PDN Number: N/A

THIS AMENDMENT is made and entered into between RUFFIN EPIC, LLC

whose address is: C/O RUFFIN COMPANIES
1522 S. FLORENCE STREET
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 for purposes of accepting the tenant improvements and reconciling the annual rent.

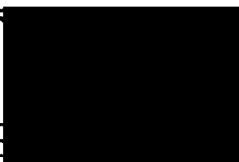
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective as follows:

1. The Government hereby accepts the tenant improvements (TI), including change orders 1-5, and the building specific amortized capital (BSAC) improvements to the [REDACTED]. The Lessor agrees to fund and amortize these improvements in the rent over the remaining firm term of the lease at 6%.

This Lease Amendment contains 2 pages.

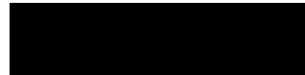
All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR



Signature: _____
Name: PH [REDACTED]
Title: Owner
Entity Name: RUFFIN EPIC, LLC
Date: 2/1/16

FOR THE GOVERNMENT:



Signature: _____
Name: EMILY M. HANCOCK
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/1/16

WITNESSED FOR THE LESSOR BY:



Signature: _____
Name: EMILY Y. DAVIS
Title: Property Manager
Date: 2/1/16


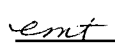
2. Paragraph 1.03A of the Lease is hereby deleted and replaced with the following:

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

Date	RSF	ABOA SF	Shell	Base Cost of Services	TI ¹	BSAC ²	Parking	Total Annual Rent
02/17/2016 to 05/16/2019	21,170	18,203	\$282,946.71	\$90,928.41	\$126,106.98	\$18,160.68	\$0.00	\$518,142.78
05/17/2019 to 05/16/2024	21,170	18,203	\$282,946.71	\$90,928.41	\$0.00	\$0.00	\$0.00	\$373,875.12

¹The Tenant Improvement Allowance of \$371,522.62 is amortized at a rate of 6 percent per annum over the remaining firm term (39 months) of the Lease.
²Building Specific Amortized Capital (BSAC) of \$53,503.00 is amortized at a rate of 6 percent per annum over the remaining firm term (39 months) of the Lease.”

- 3. Paragraph 1.03B of the Lease is hereby deleted in its entirety.
- 4. Paragraph 1.03C of the Lease is hereby deleted in its entirety.

INITIALS  LESSOR &  GOVT