

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LKS41036
ADDRESS OF PREMISES: 15375 West 95 <sup>th</sup> Street Lenexa, KS 66219	PDN Number: N/A

**THIS AGREEMENT**, made and entered into this date by and between **MEPT Kansas Commerce Center, LLC**, a Delaware limited liability company

whose address is: 3 Bethesda Metro Center, Suite 1600, Bethesda, MD 20814

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 May 19, 2015 as follows:

This Lease Amendment #1 is issued to establish the Commencement Date of the lease rental payments (shell and operating costs) until the completion and acceptance of the tenant improvements.

- To Have and To Hold the said Premises with its appurtenances for the term beginning June 1, 2015 and continuing for a period of 10 Years, 5 Years Firm through May 31, 2025, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.
- Paragraph 1.03A, Rent and Other Considerations, is hereby deleted and replaced with the following:

	6/1/2015-5/31/2017	6/1/2017-5/31/2019	6/1/2019-5/31/2021	6/1/2021-5/31/2023	6/1/2023-5/31/2025
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$98,146.29	\$102,851.29	\$107,556.29	\$112,261.29	\$116,966.29
OPERATING COSTS <sup>2</sup>	\$ 61,954.00	\$ 61,954.00	\$ 61,954.00	\$ 61,954.00	\$ 61,954.00
<b>TOTAL ANNUAL RENT</b>	<b>\$160,100.29</b>	<b>\$164,805.29</b>	<b>\$169,510.29</b>	<b>\$174,215.29</b>	<b>\$178,920.29</b>

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: \_\_\_\_\_  
Title: Vice President  
Date: 6/1/15

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Public Buildings Service, 6PRW  
Date: 6-9-15

WITNESSED BY:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**MEPT KANSAS COMMERCE CENTER LLC**,  
a Delaware limited liability company

By: MEPT Edgemoor REIT LLC, a Delaware limited liability company, its Manager  
By: Bentall Kennedy (U.S.) Limited Partnership, its Authorized Signatory

By: \_\_\_\_\_  
its \_\_\_\_\_  
By: \_\_\_\_\_

<sup>1</sup>Shelf rent calculation:

(6/1/2015-5/31/2017) \$10.4299993 per RSF multiplied by 9,410 RSF  
(6/1/2017-5/31/2019) \$10.9299993 per RSF multiplied by 9,410 RSF  
(6/1/2019-5/31/2021) \$11.4299993 per RSF multiplied by 9,410 RSF  
(6/1/2021-5/31/2023) \$11.9299993 per RSF multiplied by 9,410 RSF  
(6/1/2023-5/31/2025) \$12.4299993 per RSF multiplied by 9,410 RSF

<sup>2</sup>Operating Costs rent calculation: \$6.583846971 per RSF multiplied by 9,410 RSF

3. Rent for the period beginning June 1, 2015 (as shown above) up until completion and acceptance of the tenant improvements will not include an amount for Tenant Improvement amortization or Building Specific Security amortization.

Upon completion and acceptance of the tenant improvements, the final Tenant Improvement and Building Specific Security amounts of the rental rate will be documented in a Lease Amendment and amortized over the remaining firm term from the acceptance date.

4. Paragraph 1.15, Operating Cost Base, is hereby deleted and replaced with the following: "The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$6.583846971 per RSF (\$61,954.00/annum). The base year shall be June 1, 2015."
5. All other terms and conditions of the lease shall remain in force and effect.

INITIALS: RS & JD  
LESSOR GOVT