

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No.3
	TO LEASE NO. GS-06P-LKS41036
ADDRESS OF PREMISES 15375 West 95 <sup>th</sup> Street Lenexa, KS 66219	PDN Number:  PS0033533

**THIS AMENDMENT** is made and entered into 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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective November 10, 2015 as follows:

1. By correspondence dated November 10, 2015, the Government issued a Notice to Proceed with Tenant Improvements totaling \$651,333.97. Of that amount, \$359,874.34 will be amortized in 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 \$291,459.63 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 # PS0033533 noted at top of invoice.

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:**

Entity Name By: **MEPT Kansas Commerce Center LLC**,  
By: **MEPT Edgemoor REIT LLC**, a Delaware limited liability company, its  
Partnership, its Authorized  
LLC, its General Partner

[Redacted Signature]

Bruce Tiesley, vice President

Date: 3/25/16

**FOR THE GOVERNMENT:**

[Redacted Signature]

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 6P1RW

Date: 3-31-16

**WITNESSED FOR THE LESSOR BY:**

Signature: [Redacted]  
Name: [Redacted]  
Title: [Redacted]  
Date: 3/25/16

- Lease contract number (GS-06P-LKS41036), Lease Amendment Number (LA 3), and address of leased premises.
- Description, price, and quantity of items actually delivered.

The original invoice for the lump-sum total should be submitted electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Lessors who are unable to process invoices electronically may mail the invoices to the following:

GSA Office of Finance  
P.O. Box 17181  
Fort Worth, TX 76105-0181

Invoice must be either submitted on company letterhead or signed by the person with whom the lease is made.

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

General Services Administration  
Attn: Gayle Dunning, Lease Contracting Officer  
2300 Main Street, 6P1RW  
Kansas City, MO 64108  
OR emailed to the following email address: [gayle.dunning@gsa.gov](mailto:gayle.dunning@gsa.gov)

2. Paragraph 4.01 (I), Construction of TIs and completion of other required construction work, is hereby deleted in its entirety and replaced with the following:

"The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than 23 weeks following issuance of NTP as such time period may be reasonably extended as a result of a delay for Force Majeure. Force Majeure shall mean acts of God, strikes, lockouts, labor troubles or disputes, inability to procure or shortage of materials or labor, failure of power or utilities, delay in transportation, fire, vandalism, accident, flood, severe weather, other casualty, riot, insurrection, civil commotion, sabotage, explosion, war, significant changes in tenant improvement SOW or natural or local emergency."

INITIALS:  &   
LESSOR GOVT