

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.1
	TO LEASE NO. GS-06P-01050
ADDRESS OF PREMISES 2020 NORTH WEBB ROAD, SUITE 104 WICHITA, KANSAS 67206-3546	PDN Number:

THIS AGREEMENT, made and entered into this date by and between Cambridge Office Park, LLC.

whose address is: 10333 East 21st Street North, Suite 303, Wichita, Kansas 67206-3546

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 October 23, 2012 as follows:

1. Section 1.03, Rental Consideration, is hereby deleted in its entirety and replaced with the following:

"1.03 RENTAL CONSIDERATION (SIMPLIFIED) (SEPT 2011)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified below and the actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the maximum ABOA solicited by the Government. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of building shell and Tenant Improvements (TIs) specified in the

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: Clifford Nies
 Name: Clifford Nies
 Title: member
 Entity Name: Cambridge office Park LLC
 Date: 11/24/12

FOR THE GOVERNMENT:

Signature: Gayle S. Shepard
 Name: Gayle S. Shepard
 Title: Lease Contracting Officer
GSA, Public Buildings Service, 6PRW
 Date: 12-6-12

WITNESSED FOR THE LESSOR BY:

Signature: Duane Wehling
 Name: Duane Wehling
 Title: Agent
 Date: 11-24-12

Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Unless a separate rate is specified on Exhibit A, GSA Form 1364A, rights to parking areas will be deemed included in the rent.

Rent shall not be adjusted for changes in taxes or operating costs.

The Government shall pay the Lessor annual rent as follows:

Years	ABOA	Common Area Factor	RSF	Total Rental Rate per RSF	Total Rental Rate per ABOA	Annual Rent
1-5	1,204	1.0714285	1,290	\$29.208903	\$31.295253	\$37,679.48
6-15	1,204	1.0714285	1,290	\$25.15	\$26.95	\$32,443.50

2. Section 3.11, Vestibules, of the lease is hereby deleted in its entirety.
3. Section 3.31, Drinking Fountains, of the lease is hereby deleted in its entirety.
4. Section 5.16, Data Distribution, of the lease is hereby deleted in its entirety and replaced with the following:

"5.16 DATA DISTRIBUTION (SIMPLIFIED) (SEPT 2011)

The Lessor shall be responsible for purchasing and installing data cable. The Lessor shall safely conceal data outlets and the associated wiring used to transmit data to workstations shall be in floor ducts, walls, columns, or below access flooring. The Lessor shall provide as part of the Tenant Improvements, outlets, which shall include rings and pull strings to facilitate the installation of the data cable. When cable consists of multiple runs, the Lessor shall provide ladder type or other acceptable cable trays to prevent cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Government-demised area such that they are within a 30-foot horizontal distance of any single drop."

5. Section 5.17, Electrical, Telephone, Data for Systems Furniture, is hereby deleted in its entirety and replaced with the following:

"5.17 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (SIMPLIFIED) (SEPT 2011)

A. The Lessor shall provide as part of the Tenant Improvements separate data, telephone, and electric junction boxes for the base feed connections to Government provided modular or systems furniture, when such feeds are supplied via wall outlets or floor penetrations. When overhead feeds are used, junction boxes shall be installed for electrical connections. Raceways shall be provided throughout the furniture panels to distribute the electrical, telephone, and data cable. The Lessor shall provide all electrical service wiring and connections to the furniture at designated junction points. Each electrical junction shall contain an 8-wire feed consisting of 3 general purpose 120-V circuits with 1 neutral and 1 ground wire, and a 120-V isolated ground circuit with 1 neutral and 1 isolated ground wire. A 20-ampere circuit shall have no more than 8 general purpose receptacles or 4 isolated ground "computer" receptacles.

B. The Lessor shall be responsible for purchasing data and telecommunications cable. Said cable shall be installed and connected to systems furniture by the Lessor/contractor with the assistance and/or advice of the Government or computer vendor. The Lessor shall provide wall mounted data and telephone junction boxes, which shall include rings and pull strings to facilitate the installation of the data and telecommunications cable. When cable consists of multiple runs, the Lessor shall provide ladder-type or other acceptable cable trays to prevent cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Government-demised area such that they are within a 30-foot horizontal distance of any single drop. Said cable trays shall provide access to both telecommunications data closets and telephone closets.

C. The Lessor shall furnish and install suitably sized junction boxes near the "feeding points" of the furniture panels. All "feeding points" shall be shown on Government approved design intent drawings. The Lessor shall temporarily cap off the wiring in the junction boxes until the furniture is installed. The Lessor shall make all connections in the power panel and shall keep the circuit breakers off. The Lessor shall identify each circuit with the breaker number and shall identify the computer hardware to be connected to it. The Lessor shall identify each breaker at the panel and identify the devices that it serves.

D. The Lessor's electrical contractor must connect power poles or base feeds in the junction boxes to the furniture electrical system and test all pre-wired receptacles in the systems furniture. The Lessor's contractors will be installing the data cable in the

INITIALS:

LESSOR

&

GOVT

