

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2 (Revised)	TO LEASE NO. GS-06P-90025	DATE APR 29 2011	PAGE 1 of 3
ADDRESS OF PREMISES 301 North Main Street, 2 nd Floor Suite 275, Wichita, KS 67202-4801			

THIS AGREEMENT, made and entered into this date by and between **IPC Wichita Properties, LLC**

whose address is 15601 Dallas Parkway, Suite 600
Addison, Texas 75001-6026

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease to reconcile the lease as a result of the Government's acceptance of the space as substantially complete and to release swing space described in SLA 1.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 17, 2011, as follows:

1. The Government hereby releases the swing space otherwise known as suite 250 as described in SLA 1.
2. Paragraph 3 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

Effective April 17, 2010 the Government shall pay the Lessor in accordance with the following table and continuing through March 16, 2011 .

BLOCK	USF	RSF	Shell	Base Cost of Services	Total Annual Rent
A - Existing	3,283	3,762	\$52,659.32	\$21,332.41	\$73,991.73
B - Storage	192	220	\$0.00	\$0.00	\$0.00
TOTAL	3,475	3,982	\$52,659.32	\$21,332.41	\$73,991.73

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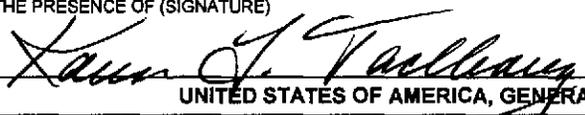
All other terms and conditions of the Lease shall remain in full force and affect.

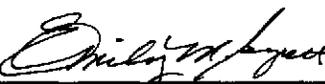
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: IPC Wichita Properties, LLC

SIGNATURE 	NAME OF SIGNER ROBERT H. THOMAS, JR., VICE PRESIDENT
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ADDRESS 15601 DALLAS PARKWAY; SUITE 600; ADDISON, TX 75001

IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Karen L. Tackley
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	

SIGNATURE 	NAME OF SIGNER Emily M. Syrett
	OFFICIAL TITLE OF SIGNER Contracting Officer

Effective March 17, 2011 the Government shall pay the Lessor in accordance with the following table and continuing through April 16, 2015.

Block	USF	RSF	Shell	Tenant Improvement	Building Specific Security	Base Cost of Services	Total Annual Rent
A - Existing and Expansion	5,067	5,805	\$81,274.68	\$37,307.76	\$2,326.04	\$32,924.56	\$153,833.04
B - Storage	192	220	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	5,259	6,025	\$81,274.68	\$37,307.76	\$2,326.04	\$32,924.56	\$153,833.04

Effective April 17, 2015 the Government shall pay the Lessor in accordance with the following table and continuing through April 16, 2020:

Block	USF	RSF	Shell	Base Cost of Services	Total Annual Rent
A - Existing and Expansion	5,067	5,805	\$83,109.74	\$32,924.56	\$116,034.30
B - Storage	192	220	\$1,666.56	\$0.00	\$1,666.56
TOTAL	5,259	6,025	\$84,776.30	\$32,924.56	\$117,700.86

Rent does not include Consumer Price Index (CPI) adjustments and rent shall be adjusted in accordance with the provisions of the Solicitation For Offers #8KS2076 and the General Clauses. Rent for a lessor period shall be prorated. Rent shall be made payable to:

IPC WICHITA PROPERTIES, LLC
15601 DALLAS PARKWAY, Suite 600
ADDISON, TEXAS 75001-6026

3. Paragraph 7 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

In accordance with SFO paragraph 2.3 Broker Commission and Commission Credit, Crimmins Commercial Advisors as co-broker with The Crown Partnership, Inc. is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Crimmins Commercial Advisors have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this Lease ("Commission"). The total amount of the commission is [REDACTED]. Lessor shall pay the Broker no additional commissions associated with this lease transaction.

In accordance with the Commission Credit described in SFO paragraph 2.3, the Broker has agreed to forego [REDACTED] of the Commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The shell rental portion of the annual rental payments due and owing under Paragraph 2 of this SLA shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue throughout the third month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

First Month's Rental Payment \$12,819.42 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$12,819.42 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$12,819.42 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

INITIALS: [Signature] & [Signature]
 Lessor Gov't

4. Paragraphs 8, 10, and 11 of the Standard Form 2 of the lease are hereby deleted in their entirety and substituting, in lieu thereof the following:

In accordance with SFO paragraph 3.3, *Tenant Improvement Rental Adjustment*, the Government hereby elects to amortize the Tenant Improvements in the amount of \$152,340.00 and Building Specific Security Costs in the amount of \$9,498.00 commencing on March 17, 2011 and continuing through April 16, 2015 at the rate of 0.00% per annum. The Government will reimburse the Lessor in a lump sum payment in the amount of \$90,691.02 upon submission of a proper invoice. The following table is a summary of how Tenant Improvements and Building Specific Security Costs will be paid to the Lessor.

Description	Amortized	Lump Sum	Total
Tenant Improvement Costs	\$152,340.00	\$72,922.02	\$225,262.02
Change Order Costs	-	\$17,769.00	\$17,769.00
Building Specific Amortized Costs	\$9,498.00	-	\$9,498.00
Total Tenant Improvements	\$161,838.00	\$90,691.02	\$252,529.02

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:

Emily M. Syrett
GSA, Real Estate Acquisition Division (6PRW)
1500 E. Bannister Rd.
Kansas City, MO 64131

The invoice must include:

- PDN # PS0019997;
- Name of the Lessor as shown on the Lease and invoice date; and
- 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 is made must sign it.

5. Paragraph 12 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

In accordance with SFO paragraph 4.2, *Tax Adjustment*, the Government occupancy is established as 2.08% (6,025 RSF/ 289,154 RSF).

6. The Lessor hereby waives restoration as a result of all improvements.

- end -

INITIALS: QAT & emp
Lessor Gov't