

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-06P-11020
ADDRESS OF PREMISES 120 E. FIRST STREET WICHITA, KS 67202-2002	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between **Lux Building, LLC**

whose address is: 115 S. Rutan  
Wichita, KS 67218-1135

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 include Change Orders #3, #4, #5, #6, and #7 and establish rental payments including amortized tenant improvement costs.

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 15, 2013, as follows:

1. Section 1.03, Rent and Other Considerations, Paragraph A, is hereby deleted in its entirety and replaced with the following:

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

	FIRM TERM (8/15/13-11/14/13)	FIRM TERM (11/15/13-8/14/18)	NON FIRM TERM (8/15/18-8/14/23)
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$145,217.65	\$145,217.65	\$163,347.10
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$66,713.56	\$67,450.16	\$0.00
OPERATING COSTS <sup>3</sup>	\$36,438.90	\$36,438.90	\$36,438.90
<b>TOTAL ANNUAL RENT</b>	<b>\$248,370.11</b>	<b>\$249,106.71</b>	<b>\$199,786.00</b>

NOTE: The figures above do not include the broker commission credit

<sup>1</sup>Shell rent (Firm Term) calculation: \$15.161125 per RSF multiplied by 9,578.29 RSF

Shell rent (Non Firm Term) calculation: \$17.05389 per RSF multiplied by 9,578.29 RSF

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:

Entity Name:

Date:

*[Redacted Signature]*  
*MARCO LUX BUILDING*  
*CONTRACTING LLC*  
 11/1/13

FOR THE GOVERNMENT:

Signature:

Name:

Title:

GSA, Public Buildings Service, 6PRW

Date:

*[Redacted Signature]*  
 Lease Contracting Officer  
 11-7-13

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

*[Redacted Signature]*  
 T. CLAY MOSES  
 OFFICE ASSISTANT  
 11/1/13

*[Handwritten Signature]*

<sup>2</sup>The Tenant Improvements of \$298,206.18, effective 8/15/13, are amortized at a rate of 4.5 percent per annum over 60 months. The additional Tenant Improvements of \$3,144.88, effective 11/15/13, are amortized at a rate of 4.5 percent per annum over 57 months.

<sup>3</sup>Operating Costs rent calculation: \$3.804322 per RSF multiplied by 9,578.29 RSF

2. The Lessor and the Government have agreed that the total cost of Tenant Improvements shall be increased to include Change Order #3 (\$447.62), Change Order #4 (\$230.55), Change Order #5 (\$763.45), Change Order #6 (\$1,320.00), and Change Order #7 (\$383.26). The new total cost of Tenant Improvements is \$301,351.06. The Tenant Improvement cost of \$298,206.18 has been amortized over the first sixty (60) months of the term of the lease agreement and shall be paid monthly in arrears at an annual interest rate of 4.5% beginning 8/15/13. The change orders of \$3,144.88 have been amortized at over 57 months and shall be paid monthly in arrears at an annual interest rate of 4.5% beginning 11/15/2013.

**All other terms and conditions of this lease shall remain in full force and effect.**

INITIALS: MM & emt  
LESSOR GOVT