

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS- 06P-20039

ADDRESS OF PREMISES

Meritex, Inc. 17501W.98th Street, #26-32 Lenexa, KS 66219

THIS AGREEMENT, made and entered into this date by and between Meritex, Inc.

whose address is 17501W.98th Street, #26-32
Lenexa, KS 66219

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 March 11, 2004, as follows:

The Lessor agrees to provide, install and maintain the following:

Install 25, 120v, 4-plex outlets in room 5(a) and exterior door with trim from room 5(a) to parking lot in accordance with the attached proposal from Bill Seymore, Meritex V.P., dated March 4, 2004. Work must be completed within 30 days of the date of this Supplemental Lease Agreement.

Upon completion, inspection, and acceptance of the work by the Contracting Officer, and submission of a proper invoice, the Government agrees to compensate the Lessor in the amount of [REDACTED] in a lump payment.

The original invoice is to be sent to:

GSA, Finance Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

(SEE SHEET 2A & ATTACHMENT A, ATTACHED)

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 above data.

LESSOR
[REDACTED SIGNATURE]
IN PRESENCE
[REDACTED SIGNATURE]
(Signature)

[REDACTED SIGNATURE] CFO
[REDACTED ADDRESS]
(Address)

UNITED STATES OF AMERICA
BY [REDACTED SIGNATURE]
(Signature)

General Services Administration, Public Buildings Service
West Leasing Services Branch, Contracting Officer
(Official Title)

4/14/04
JKT

A copy of the invoice is to be sent to:

GSA, West Service Center (6PWL)
Attn: Chris Bolinger
1500 E. Bannister Road
Kansas City, Missouri 64131-3088

The invoice must include:

- PDN # **PS0004935**
- Name of the Lessor as shown on the Lease and invoice date
- 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 contract is made must sign it.

The following changes to the Lease are hereby made due the mutual measurement and acceptance of space by the Government.

1. Effective January 1, 2004, in accordance with paragraph 8 of the Lease, Stackroom 4 is accepted by the Government in the amount of 45,000 BOMA Office Area square feet (USF). As a result of this expansion, the Government agrees to pay the Lessor in the amount of \$152,550.00 per annum for a total annual rent of \$644,100.00 per annum for a maximum of 190,000 USF.
2. Effective February 1, 2004, in accordance with paragraph 8 of the Lease as amended by SLA's 5 and 7, Stackroom 5 is accepted by the Government in the amount of 45,000 USF. As a result of this expansion, the Government agrees to pay the Lessor in the amount of \$152,550.00 per annum for a total annual rent of \$796,650.00 per annum for a maximum of 235,000 USF.
3. Effective February 6, 2004, in accordance with paragraph 1 of SLA 5, the Government hereby accepts 8,725 USF of office and related space for a total of 243,725 USF under Lease. As a result of this expansion, the Government agrees to pay the Lessor in the amount of \$29,577.75 per annum for a total annual rent of \$826,227.75. Both parties agree that this expansion is outside of those options provided for under paragraph 8 of the Lease and that all unexecuted options remain the right of the Government.

All space provided in excess of the amounts specified in the above paragraphs shall be provided at no additional cost to the Government.

The Lessor hereby waives restoration as a result of these improvements.

INITIALS *CB* & *SO*
LESSOR GOV'T

GS-O6P-2003
SHEET 2A, SLA#9