

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-06P-90081	DATE <b>MAY 17 2011</b>	PAGE 1 of 1
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ADDRESS OF PREMISES  
515 S. Kansas Ave., Topeka, KS 66603-3405

**THIS AGREEMENT**, made and entered into this date by and between **GRAY HORSE FARMS, LLC**

whose address is 201 S. KANSAS  
TOPEKA, KS 66603-3616

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 herein after mentioned covenant and agree that the said Lease is amended effective as follows:

The purpose of this Supplemental Lease Agreement is as follows:

1. The Lessor agrees to provide, install, and maintain all work items included in Exhibit A in the amount of \$501.00 and Exhibit B in the amount of \$155.79 which is attached hereto and made a part of this lease. Work shall be in accordance with the proposals dated March 11, 2011 and March 31, 2011.

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 \$656.79 in a one-time lump-sum payment.

An invoice for payment must be submitted as follows:

Original Invoice:           General Services Administration  
Finance Division (7BCPL)  
P.O. Box 17181  
Ft. Worth, TX 76102-0181  
Telephone (817) 334-2397

Copy To:                    General Services Administration  
Emily M. Syrett, Lease Contracting Officer  
Realty Services Division (6PRW)  
1500 E. Bannister Road  
Kansas City, MO 64131-3088

A proper invoice must include:

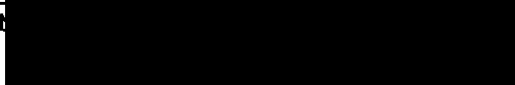
- PDN # PS0019161
- Name of the Lessor shown on the lease and invoice date.
- Lease contract number, supplemental lease agreement number and building address
- Description, price, and quantity of property and services actually delivered or rendered.

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.


**(See page 2 and attached Exhibit A and Exhibit B)**

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

\_\_\_\_\_  
**LESSOR**

SIGNATURE	NAME OF SIGNER
	Howard T. Paul

ADDRESS: 201 S. Kansas, Topeka, KS 66603

IN THE PRESENCE OF (SIGNATURE)	NAME OF SIGNER
	Ann Adams, Property Manager

\_\_\_\_\_  
**UNITED STATES OF AMERICA**

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

2. Paragraph 1 of the lease is hereby deleted in its entirety and replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises:

A total of 4,148 rentable square feet (RSF) of office and related space, which yields 3,771 ANSI/BOMA Office Area square feet (USF) of space in a building located at 515 S. Kansas Ave., Topeka, KS to be used for such purposes as determined by the General Services Administration described in Exhibit "A" which is attached hereto and made a part of this lease. Included in the rent, at no additional cost to the Government, are 8 structured parking spaces for exclusive use of Government employees and patrons. Also included in the rent is a new secure parking garage access system."

3. Paragraph 3 of the lease is hereby deleted in its entirety and replaced with the following:

"3. Effective March 29, 2011, The Government shall pay the Lessor annual rent as follows:

	RSF	USF	Shell	Operating Base	Tenant Improvements	Building Specific Security	Parking	Total Annual Rent
3/29/2010 - 11/30/2020	4,148	3,771	\$26,397.00	\$20,813.00	\$18,389.49	\$1,043.30	\$5,760.00	\$72,402.79
12/1/2020 - 11/30/2025	4,148	3,771	\$26,397.00	\$20,813.00	\$0.00	\$0.00	\$5,760.00	\$52,970.00

Rent for a lessor period shall be prorated. Rent checks shall be made payable to:

GRAY HORSE FARMS, LLC  
 201 S. KANSAS  
 TOPEKA, KS 66603 -3616"

4. Paragraph 10 of the lease is hereby deleted and replaced with the following:

"10. In accordance with SFO paragraph 4.3, *Operating Costs*, the escalation base is established as \$20,813.00 per annum. The base year for escalation shall be December 1, 2010."

Initials: AP & ems  
 Lessor Government

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 SLA #4