GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  

LEASE AMENDMENT  

ADDRESS OF PREMISES  
Wichita Dwight D. Eisenhower National Airport  
2277 Eisenhower Airport Parkway  
Wichita, Kansas 67209-1958

LEASE AMENDMENT No. 03  
TO LEASE NO. GS-06P-LKS41032  
PDN Number: PS0036916

THIS AMENDMENT is made and entered into between The Wichita Airport Authority  
whose address is: 2173 South Air Cargo Road  
Wichita, Kansas 67209-1958

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 establish the Notice To Proceed with construction for the Block B space, to establish the amount, interest rate and repayment terms of the Tenant Improvement Allowance, to modify the firm term period of the Lease and to provide invoicing instructions for the lump sum build out costs.

Exhibits A through C of this Lease Amendment are in addition too, and not in replacement of the Exhibits of the original Lease or Lease Amendments 01 and 02, which remain in effect, except as expressly amended here.

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 23, 2016 as follows:

1. The total amount of Tenant Improvements is $1,247,104.32 per the Lessor’s price proposal attached as Exhibit A. This price proposal is based on the Government’s Scope of Work (SOW) which is captured within the project manual for the Eisenhower National Airport - TSA Build-Out Terminal Building City of Wichita Project Number 474006 HNTB Project Number 34912 dated 06/28/2016 attached as Exhibit B and the TSA Block B floor plan attached as Exhibit C. The Tenant Improvement Allowance of $246,364.84 will be amortized at a rate of 1.5% per annum over the remaining firm term of the Lease after substantial completion of the Block B space.

This Lease Amendment contains 2 pages and the attached Exhibits A through C.

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: Jeff Longwell  
Title: President  
Entity Name: The Wichita Airport Authority  
Date: ________________________________

FOR THE GOVERNMENT:  
______________________________  
Signature: ________________________________
Name: Joseph J. Schurle  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: ________________________________

WITNESSED FOR THE LESSOR BY:  
______________________________  
Signature: ________________________________
Name: Karen Sublett  
Title: City Clerk  
Date: ________________________________

WITNESSED FOR THE LESSOR BY:  
______________________________  
Signature: ________________________________
Name: ________________________________  
Title: Director of Airports  
Date: ________________________________

Approved as to form this 11-22-16  

Director of Law
The balance of $1,000,739.48 will be paid by lump sum in accordance with Paragraph 3 below.

Any changes which result in a financial change to the Lease agreement, of any type, must be approved in writing by the GSA Lease Contracting Officer.

2. Paragraph 3 of Lease Amendment 2 is deleted in its entirety and replaced with the following:

B. The Government may terminate this Lease, in whole or in part, at any time effective after July 15, 2020, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

3. Lump Sum Payment:

Upon completion, inspection, and acceptance of the work by the Lease Contracting Officer, and submission of a proper invoice, the Government agrees to compensate the Lessor in the amount of $1,000,739.48 in a lump sum payment.

Payment is contingent upon receipt of a proper invoice, which shall include:

- PDN # PS0036916
- Name of the Lessor as shown on the Lease and invoice date
- Lease contract number (GS-06P-LKS41032), Lease Amendment 03, building address, and a description, price, and quantity of the items delivered.
- Name, title, phone number, and mailing address of the person to be notified in the event of a defective invoice.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

To invoice electronically for the lump sum payment please visit finance.gsa.gov. To invoice by mail please follow the instructions below.

The original invoice is to be sent to:

GSA, FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice is to be sent to:

Two Pershing Square
General Services Administration
Attn: Nick Freeman
2300 Main Street
Kansas City, MO 64108

4. The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration of the Lease, in which case the property will become the property of the Lessor, and the Government will be relieved of any liability in connection therewith.
## TENANT IMPROVEMENTS COST SUMMARY (TICS)

<table>
<thead>
<tr>
<th>Masterformat CSI</th>
<th>System Elements</th>
<th>TI*</th>
<th>SHELL**</th>
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<tbody>
<tr>
<td>Div 1</td>
<td>General Requirements</td>
<td>$ 66,168.00</td>
<td>$ 9,021.00</td>
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<tr>
<td>Div 2</td>
<td>Site work &amp; Demolition</td>
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<td>$ 5,566.00</td>
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<tr>
<td>Div 3</td>
<td>Concrete</td>
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<td>Div 4</td>
<td>Foundations / Masonry</td>
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<td>Div 5</td>
<td>Metals</td>
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<td>Div 6</td>
<td>Woods &amp; Plastics</td>
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<td>Div 7</td>
<td>Thermal &amp; Moisture</td>
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<td>Div 8</td>
<td>Doors &amp; Windows</td>
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<td>Div 9</td>
<td>Finishes</td>
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<td>Div 10</td>
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<td>Div 11</td>
<td>Equipment</td>
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<td>Trade Costs</td>
<td>$ 886,432.00</td>
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<td>General Contractor Fee</td>
<td>lump sum $ 25,993.00</td>
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<td>Construction Costs</td>
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<td>Architectural &amp; Engineering Fees (NIC DID costs)</td>
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<td>Other Lessor Costs Established Under the Lease</td>
<td>$ 36,625.00</td>
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<td>Lessor's Costs:</td>
<td>$ 1,113,486.00</td>
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<tr>
<td>Total</td>
<td>Price to Government:</td>
<td>$ 1,247,104.32</td>
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<td>Lessor's Project Management Fee</td>
<td>Percent $ 133,616.32</td>
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<td>Cost per ABOA SF</td>
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<td>Cost per RSF</td>
<td>$ 167.36</td>
<td>$ 29.22</td>
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**Notes:**
- Include all subcontractors' costs.
- Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.
EISENHOWER NATIONAL AIRPORT – TSA BUILD-OUT TERMINAL BUILDING
2277 Eisenhower Airport Parkway
Wichita, Kansas
City of Wichita Project No. 474006
HNTB Project Number 34912

PROJECT MANUAL
FOR BID/CONSTRUCTION

June 28, 2016