

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

NO. 14

DATE JAN 18 2007

TO LEASE NO.

GS- 06P-79045

ADDRESS OF PREMISES

Space Center Underground, 200 Space Center Drive, Lee's Summit, Missouri

THIS AGREEMENT, made and entered into this date by and between

whose address is Space Center Kansas City, Inc.
1500 W. GeoSpace Drive
Independence, MO 64056

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~~ _____, as follows:

The word "effective" directly above was deleted prior to signature by either party.

1. The purpose of this Supplemental Lease Agreement (SLA) is to expand the premises, currently 451,000 RSF, hereinafter referred to as Block A by no more than 103,500 RSF; Rooms 12, 13 and support space (Expansion Area), hereinafter referred to as Block B. The space shall accommodate a minimum of 250,000 boxes per room and calculated by five cubic feet of storage per one square foot of floor space. A clearance of 15'9" will be achieved with a designed .6% slope (or less) and multiple levels (if needed) being constructed in each of the two Stack Rooms. The dock area shall be approximately 2,000 square feet with one dock-high door and leveler.
2. The base rent for Block A will be \$1,365,850.69. This will be stepped as follows:

August 15, 2007	\$1,410,950.69
August 15, 2012	\$1,456,050.69
3. The Block B space will be \$4.00 RSF. The shell rate will be determined by subtracting the escalated operating rate from the \$4.00 at the time that the expansion space is accepted. The base rent for Block B will increase by \$0.25 on August 15, 2012.
4. The new total base cost of services (BCOS) will be \$358,488.16. The base year for adjustments remains August 15, 1997. This total includes two additional services that have been de-escalated and added to the BCOS. These dollar amounts are \$1,360.14 (from \$1,380.00 in SLA#3) and \$13,533.73 (from \$15,132.00 in SLA#9) and added to the original BCOS of .61964705 (\$343,594.29).

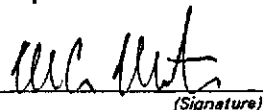
All other terms and conditions of the lease shall remain in force and effect.

(See attached Sheet 2A)

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR Space Center Kansas City, Inc.

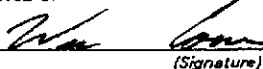
BY


(Signature)

PRESIDENT

(Title)

IN PRESENCE OF


(Signature)

1500 W. GEOSPACE DR. INDEP MO 64056
(Address)

UNITED STATES OF AMERICA

General Services Administration, Public Buildings Service
Realty Services Division
Contracting Officer

BY


(Signature)

(Official Title)