

ADDRESS OF PREMISES  
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 West 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.


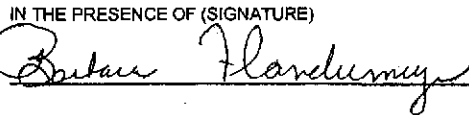
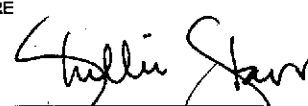
This Supplemental Lease Agreement (SLA) #18 reflects the necessary alterations to the Lease providing for an expansion of space, Rooms #14 and #15, hereafter known as Block C, to house the National Archives and Records Administration (NARA).

1. This SLA #18 provides for an expansion of space known as Block C, in the amount of 96,154 rentable square feet (96,154 ANSI/BOMA Office Area (usable) square feet) of warehouse space as indicated in Exhibit A, along with ten (10) reserved on-site indoor surface parking spaces, blinds for the front office and surface-mounted signage for the exterior of the front office, as directed by the Government. Block C will be composed of two separate rooms. Room #14 in the amount of 48,077 rentable square feet, and Room #15 in the amount of 48,077 rentable square feet. A subsequent Supplemental Lease Agreement shall establish the actual square footage upon acceptance of the space by the Government (see Paragraph 6 of this SLA #18 for instruction on calculating square footage).
2. Block C will be delivered in a phased occupancy. Room #15 shall be delivered on or about April 15, 2009, with an effective date on or about May 1, 2009. Room #14 shall be delivered on or about June 15, 2009, with an effective date on or about July 1, 2009. The additional fifteen (15) days between delivery of space and the effective date is to allow for installation of shelving by the Government. A subsequent Supplemental Lease Agreement shall establish the actual effective date upon acceptance of the space by the Government.
3. The proposed facility must be designed and constructed in strict conformity with fire safety, security, and other records protection requirements as stated in 36 CFR 1228 Subpart K.

(See attached page 2, Sheet 2A and Exhibit A)

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

LESSOR Space Center Kansas City, Inc.

SIGNATURE 	NAME OF SIGNER WES COWAN
ADDRESS 1500 W GEOSPACE DR. INDEPENDENCE MO 64056	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER BARBARA FLANDERMEIER
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Shellie Starr
	OFFICIAL TITLE OF SIGNER Contracting Officer

4. Annual Rent for the expansion space, Block C, shall be as follows:

	Start Date	End Date	Shell	Operating	Total Annual Rent
Room #14	5/1/2009	8/14/2012	\$143,702.25	\$40,913.41	\$ 184,615.66
	8/15/2012	8/14/2017	\$155,721.50	\$40,913.41	\$ 196,634.91
Room #15	7/1/2009	8/14/2012	\$143,702.25	\$40,913.41	\$ 184,615.66
	8/15/2012	8/14/2017	\$155,721.50	\$40,913.41	\$ 196,634.91

\* Regarding the table above, Operating Rent has been escalated through August 15, 2008, reflecting all previous annual CPI escalations.

5. The new total base cost of services (BCOS) will be \$414,785.54. 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). The original BCOS was calculated by multiplying the new rentable square footage (645,354) by the base operating rate (\$0.619647).
6. The expansion space shall accommodate a maximum of 250,000 boxes per room.
7. The Government requires a cubic foot to square foot ratio of 5.2 : 1. Square footage will be calculated by dividing the total number of boxes stored in Rooms #14 and #15 by 5.2. Any additional square footage required to accommodate the Government's storage in Room #14 or #15 will be provided at no cost.
8. A clearance of 14'9" will be achieved with a designed slope of no more than 0.6% for 74.4% of the total expansion space, and 13'9" will be achieved with a designed slope of no more than 0.6% for the remaining 25.6% of the total expansion space.
9. The Lessor shall provide entire build-out of the space including permits, parts, tools, labor, equipment, materials and supervision necessary to construct the expansion space, Block C, required for NARA occupancy, in accordance with Exhibit A, attached.
10. All work associated with the construction of Block C shall be accomplished by licensed contractor(s) in accordance with national, state and local codes, the best practices of the trade and in a manner acceptable to the Government. All work shall be subject to the terms and conditions of this Lease. Work for Room #14 shall be completed on or about April 1, 2009, and work for Room #15 shall be completed on or about June 1, 2009.
11. Upon completion of the expansion space, the Lessor shall provide the GSA Contracting Officer with a copy of the "as-built" drawings for the entire Block C space.
12. Upon termination of the Lease and in the event the Government elects not to remove the alterations, additions and fixtures installed pursuant to the agreement, the Lessor may not require the Government to restore premises to condition provided for in original plans and specifications. However, in the event said alterations, additions and fixtures are removed by the Government, the Government agrees to restore premises to condition provided in original plans and specifications at commencement of its occupancy minus elements or circumstances over which the Government has no control, or pay in lieu thereof the difference between the fair market value of the property in its unrestored condition and its value in a restored condition.

INITIALS:                      &                       
Lessor                      Government

Lease No. GS-06P-79045  
SLA No. 18