

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 22	TO LEASE NO. GS-06P-79045	DATE MAY 12 2011	PAGE 1 of 2
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ADDRESS OF PREMISES
200 Space Center Drive, Lee's Summit, Missouri 64064-1182

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 64056-1783**

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) #22 is to reconcile the effective date, square footage and rent associated with the expansion space, Rooms 16 and 17, known as Block D records storage for the [REDACTED].

1. Paragraph 1 of the subject lease, as amended, is hereby further amended as follows:

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

Block A, consisting of 451,000 rentable square feet (RSF), which yields 451,000 ANSI/BOMA Office area square feet (USF) of office, warehouse and related space housing [REDACTED], along with 108 inside parking spaces and 24 outside surface parking spaces and Block B, consisting of 98,200 rentable square feet (RSF), which yields 98,200 ANSI/BOMA Office area square feet (USF) of office, warehouse and related space housing [REDACTED]; and Block C, consisting of 92,308 rentable square feet (RSF), which yields 92,308 ANSI/BOMA Office area square feet (USF) of office, warehouse and related space along with 10 inside parking spaces housing [REDACTED]; and Block D, consisting of 113,000 rentable square feet (RSF), which yields 113,000 ANSI/BOMA Office area square feet (USF) of office, warehouse and related space along with 10 inside parking spaces housing [REDACTED]. In total, the lease consists of 754,508 rentable square feet (RSF), which yields 754,508 ANSI/BOMA Office area square feet (USF) of office, warehouse and related space, along with 128 inside parking spaces and 24 outside surface parking spaces located at 200 Space Center Drive, Lee's Summit, MO 64064 to be used for such purposes as determined by the General Services Administration."

2. The ceiling height negotiated in Supplemental Lease Agreement #20 was not achievable due to lower than expected clearances. The 227,000 box capacity in Room 17 is 9.2% less than the required 250,000 boxes. The reduction in space of 9.2% shall be reflected in a deduction in the base rental rate of 9.2% allocated to the warehouse space for Room 17.


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

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

LESSOR:

SIGNATURE

NAME OF SIGNER

 **WES COWAN**

ADDRESS **1500 WEST GEOSPACE DR. INDEPENDENCE MO 64056**

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

 **Catharine L. Hughes**

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SIGNATURE

NAME OF SIGNER

 **Brian K. Dunlap**

OFFICIAL TITLE OF SIGNER
Contracting Officer

3. Paragraph 5 of SLA Number 20 is amended as follows: "Annual Rent for the expansion space, Block for D Rooms 17 and 16, shall be as follows:

<u>Room</u>	<u>Start Rent</u>	<u>End Date</u>	<u>RSF</u>	<u>Base/Shell</u>	<u>Operating Rent</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
17	1/19/2011	8/14/2017	56,500	\$191,301.71	\$35,010.06	\$226,311.77	\$18,859.31
16	3/15/2011	8/14/2017	56,500	\$208,628.83	\$35,010.06	\$243,638.89	\$20,303.24

*Regarding the table above, Operating Rent is stated in the base year, and no escalations are reflected."

4. Paragraph 10 of the subject lease, as amended, is hereby further amended as follows:

"10. The Government shall pay the Lessor annual rent monthly, in arrears, as follows:

<u>Start Rent</u>	<u>End Date</u>	<u>RSF</u>	<u>Base/Shell</u>	<u>Operating Rent</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
1/19/2011	3/14/2011	698,008	\$2,192,262.78	\$447,412.43	\$2,639,675.21	\$219,972.93
3/15/2011	8/14/2012	754,508	\$2,400,891.62	\$482,422.49	\$2,883,314.10	\$240,276.18
8/15/2012	8/14/2017	754,508	\$2,493,618.62	\$482,422.49	\$2,976,041.10	\$248,003.43

*Regarding the table above, Operating Rent is stated in the base year, and no escalations are reflected."

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

Space Center Kansas City, Inc.
1500 West GeoSpace Drive
Independence, MO 64056

5. The new total base cost of services (BCOS) will be \$482,422.43. The base year for adjustments remains August 15, 1997. This total includes two additional services for Block A 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 (754,508) by the base operating rent (\$0.619647).

INITIALS: mc & [Signature]
Lessor Government

Lease GS-06P-79045
SLA No. 22