GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 2
TO LEASE NO. GS-06P-11041

ADDRESS OF PREMISES
5799 BROADMOOR STREET, MISSION, KANSAS 66202-2400

PDN Number: PS0024150

THIS AMENDMENT is made and entered into between

BROADMOOR PLACE ASSOCIATES, LLC
whose address is: 700 W. 47TH ST., SUITE 200
KANSAS CITY, MO 64112-1905

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 an effective date and reconcile TIs to date.

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 June 1, 2013 as follows:

1. Paragraph 2 of the Lease is hereby deleted and replaced with the following:

"TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years firm, beginning on June 1, 2013."

2. Paragraph 3 of the Lease is hereby deleted and replaced with the following:

"The Government shall pay the Lessor annual rent as follows:

<table>
<thead>
<tr>
<th>Period</th>
<th>RSF</th>
<th>ABOASF</th>
<th>Shell</th>
<th>Operating Base</th>
<th>Tenant Improvements</th>
<th>Total Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/1/13 - 5/31/18</td>
<td>12,108</td>
<td>10,811</td>
<td>$162,294.10</td>
<td>$47,445.00</td>
<td>$19,465.34</td>
<td>$229,204.44</td>
</tr>
<tr>
<td>6/1/18 - 5/31/23</td>
<td>12,108</td>
<td>10,811</td>
<td>$164,445.00</td>
<td>$47,445.00</td>
<td>-</td>
<td>$211,890.00</td>
</tr>
</tbody>
</table>

This Lease Amendment contains 2 pages.

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: ____________________________
Title: ____________________________
Entity Name: ____________________________
Date: ____________________________

FOR THE GOVERNMENT:
Signature: ____________________________
Name: ____________________________
Title: ____________________________
Entity Name: ____________________________
Date: ____________________________

WITNESSED FOR THE LESSOR BY:
Signature: ____________________________
Name: ____________________________
Title: ____________________________
Date: ____________________________
Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Broadmoor Place Associates, LLC
700 W. 47th St., Suite 200
Kansas City, MO 64112-1905

3. Paragraph 10 of the Lease is hereby deleted.

4. The total Tenant improvement cost is $215,152.50. This amount includes the initial TI proposal in the amount of $192,669.00, change order #1 in the amount of $17,208.00, change order #2 in the amount of $856.00, change order #3 in the amount of $7,749.00, and change order #4 in the amount of $3,331.50. The Lessor has agreed to amortize $80,000 at 8% in the rent over the initial 60 months of the lease. The additional $135,152.50, the Government has elected to pay in a one-time lump-sum.

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 $135,152.50.

An original invoice for the lump sum total should be submitted electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Lessor who are unable to process invoices electronically may mail the invoices to the following address:

GSA Office of Finance
P.O. Box 17181
Ft. Worth, TX 76105-0181

A copy of the invoice needs to also be sent to the Lease Contracting Officer.

A proper invoice must be on the Lessor's company letterhead and include the following:

- Invoice Date
- Name of Lessor, as shown on the lease
- Lease contract number and building address
- Description, price, and quantity of items delivered
- PDN #:PS0024150