

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE **AUG 22 2011** LEASE NO. **GS-06P-11035**

THIS LEASE, made and entered into this date by and between:
8400 Petticoat LLC

whose address is **5000 College Boulevard, Suite 400
Overland Park, KS 66211-1793**

and whose interest in the property hereinafter described is that of **OWNER**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

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

A total of 41,681 rentable square feet (RSF) of office and related space, which yields 36,997 ANSI/BOMA Office Area square feet (USF) of space at 1010 Walnut, Kansas City, Missouri, 64106-2171 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 8 on-site structured reserved parking spaces for the exclusive use of Government employees and patrons.


2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on the date the Government accepts the premises as substantially complete and continuing for 14 years, subject to termination and renewal rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than 120 calendar days after the Contracting Officer issues the Tenant Improvement Notice to Proceed.

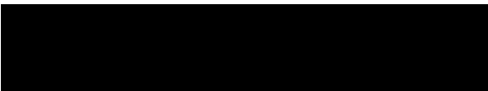
3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

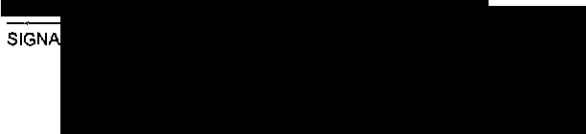
Year	Shell	Base Cost of Services	Tenant Improvement Allowance	Total Annual Rent	Total Monthly Rent
1-14	\$ 338,449.72	\$ 190,482.17	\$ 136,235.86	\$ 665,167.75	\$ 55,430.65

Rent will be abated for the first seven months, which totals \$388,014.55.

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

SIGNATURE  LESSOR NAME OF SIGNER **Larry J Bridges**

ADDRESS  NAME OF SIGNER **Sylvia Moody**

SIGNATURE  UNITED STATES OF AMERICA NAME OF SIGNER **KORY R. HOCHLER**
OFFICIAL TITLE OF SIGNER **CONTRACTING OFFICER**

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent shall be made payable to:

**8400 Petticoat
5000 College Boulevard, Suite 400,
Overland Park, KS 66211-1793**

4. The Government may terminate this lease in whole or in part at any time after the 7th year by giving at least 90 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 0MO2054 dated October 25, 2010.
 - B. Build out in accordance with standards set forth in SFO 0MO2054 dated February 2, 2011, and the Government's design intent drawings. The Government's design intent drawings shall be developed subsequent to award.
 - C. Deviations to the Government's design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
6. The following are attached and made a part hereof:
 - A. Solicitation for Offers 0MO2054, dated February 2, 2011;
 - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05)
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07)
 - D. SFO Amendments 1 and 2.
 - E. Agency Special Requirements
7. Rent includes a Tenant Improvement Allowance of \$1,907,302.00 to be amortized for 168 months at the rate of 0.0%. In accordance with SFO paragraph 3.3, *Tenant Improvements Rental Adjustment*, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly. After 84 months the lessor is responsible for the Tenant Improvement portion of the lease if the agency vacates prior to lease termination.
8. In accordance with SFO paragraph 4.2, *Tax Adjustment*, the percentage of Government occupancy will be established at 32.25%.
9. In accordance with SFO paragraph 4.3, *Operating Costs*, the escalation base is established as \$50,345.77 per annum, based on \$5.14858421 per useable square foot.
10. In accordance with SFO paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.12660486 (41,681 RSF / 36,997 USF).
11. In accordance with SFO paragraph 4.4, *Adjustment for Vacant Premises*, the adjustment is established as \$0/USF for vacant space (rental reduction).
12. In accordance with SFO Paragraph 4.6, *Overtime Usage*, the rate for overtime usage is established as \$45.00 per hour.

Initials: &
 Lessor Gov't