

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE **AUG 18 2011** LEASE NO. **GS-06P-11063**

THIS LEASE, made and entered into this date by and between **Airports Building Associates, LLC**

whose address is **11415 W 87th Terrace
Overland Park, Kansas 66214-3212**

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 34,500 rentable square feet (RSF) of space, which yields ^{cfh} 30,000 ANSI/BOMA Office Area square feet (USF) of space at 9741 N Conant Avenue, Kansas City, MO 64153 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 121 on-site parking spaces for the exclusive use of Government employees and patrons. ⁻¹⁸³³

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 1, 2011 and continuing for 5 years, subject to termination ~~and renewal rights~~ as may be hereinafter set forth.

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


Months	Annualized			Total Monthly Rent
	Shell	Cost of Services	Total Annual Rent	
1 - 12	\$ 385,500.00	\$ 159,000.00	\$ 544,500.00	\$ 45,375.00
13 - 24	\$ 393,667.50	\$ 159,000.00	\$ 552,667.50	\$ 46,055.63
25 - 36	\$ 401,957.52	\$ 159,000.00	\$ 560,957.52	\$ 46,746.46
37 - 42	\$ 410,371.89	\$ 159,000.00	\$ 569,371.89	\$ 47,447.66
43 - 60	\$ 418,912.45	\$ 159,000.00	\$ 577,912.45	\$ 48,159.37


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 checks shall be made payable to:

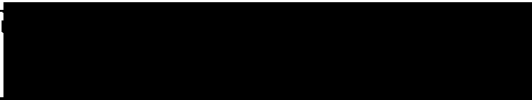
AIRPORT BUILDING ASSOCIATES, LLC
11415 W 87TH TERRACE
OVERLAND PARK, KS 66214 -3212 ^{cfh}

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


LESSOR

SIGNATURE LESSOR NAME  NAME OF SIGNER **MYRENE WACHA**

ADDRESS 



IN THE  NAME OF SIGNER **KORY R. HOCHLER**

UNITED STATES OF AMERICA

SIG  NAME OF SIGNER **Cynthia Jackson-Kiley**
OFFICIAL TITLE OF SIGNER **Contracting Officer**

3. ~~A.~~ The Government may terminate this lease in whole or in part at any time after the 2nd year by giving at least 60 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.
4. ~~B.~~ 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 0MO2042 dated August 5, 2010.
 B. 5, 2010.
5. ~~C.~~ The following are attached and made a part hereof:
 A. Solicitation for Offers 0MO2042 dated August 5, 2010;
 B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05)
 C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07)
6. ~~A.~~ For purposes of tax adjustment, the percentage of Government occupancy is established as 100% (30,000RSF / ~~30,000 RSF~~ ^{34,500 cjk})
7. ~~B.~~ In accordance with SFO paragraph 4.3, *Operating Costs Base*, the escalation base is established as \$159,000.00per annum.
8. ~~C.~~ In accordance with SFO paragraph 4.1 C, *Common Area Factor*, the common area factor is established as 1.00 (~~30,000 RSF / 30,000 USF~~ ^{34,500 cjk}).
9. ~~D.~~ In accordance with SFO Paragraph 4.6, *Overtime Usage*, the rate for overtime usage is established as \$70.00 per hour for the entire space or any portion thereof.
10. ~~E.~~ All information submitted by the Lessor during negotiations, including but not limited to plans renderings, specifications, etc. are incorporated by reference.
11. ~~F.~~ The Lessor hereby waives restoration as a result of all improvements completed in preparation for and/or during the government's occupancy under this lease GS-06P-11063 or the prior lease number GS-06P-01041.
12. ~~G.~~ The Lessor shall provide the labor, material, and supervision necessary to maintain the structure, roof, walls, windows, doors, and any other necessary building appurtenance to provide watertight integrity, structural soundness, and acceptable appearance. The Lessor shall furnish labor, material, and supervision necessary to maintain all mechanical and electrical equipment and systems in a satisfactory condition to provide reliable service to said systems, and to correct disturbing noises or exposures to fire and safety hazard. All local code requirements shall be displayed on all boilers, unfired pressure vessels, or any other items for which a certification is required.

Initials:

 & 
 Lessor & Gov't

Page 2
 GS-06P-11063