

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 9
	TO LEASE NO. GS-06P-11098
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES  Prairie View Business Center 10320 NW Prairie View Road Kansas City, MO, 64153-1301	PDN Number: <b>PS0027916</b>

**THIS AMENDMENT** is made and entered into between **Prairie View Business Center, LLC & Prias Prairie View, LLC**

whose address is: 11415 West 87<sup>th</sup> Terrace  
Overland Park, Kansas 66214-3212

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 the Notice To Proceed with Change Orders #14 and #15, and to provide invoicing instructions for the lump sum build out costs.

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 September 25, 2014 as follows:

1. Change Orders #14 and #15 are listed below:

CO Number	Description	Reference	Amount
14	Caulking Glass Joints (50/50 Split)	Exhibit A	
15		Exhibit B	
<b>TOTAL:</b>			<b>\$815.50</b>

2. Paragraph 2 of Lease Amendment 8 is deleted in its entirety and replaced with the following:

The total amount of Tenant Improvements is \$2,803,377.48 per the Tenant Improvement (TI) and Security TICS Tables received on November 20, 2013. In addition to this amount is \$69,119.46 for Change Orders #1 through #15 for a total amount of Tenant Improvements of \$2,872,496.94. In accordance with paragraph 1.08 of the

This Lease Amendment contains 2 pages and the attached Exhibits A and B.

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: Managing Member  
 Entity Name: Prairie View Business Center, LLC & Prias Prairie View, LLC  
 Date: 10/7/14

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: JC  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service, 6PRW  
 Date: 10/20/14

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: 10320 NW  
 Title: Bookkeeper  
 Date: 10/9/14

Lease, Tenant Improvements in the amount of \$1,133,338.95 will be amortized in the rent at the rate of 8.0% over 120 months. In accordance with Lease paragraph 1.09, *Tenant Improvement Rental Adjustment*, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly.

The balance of \$1,739,157.99 will be paid by lump sum in accordance with Paragraph 3 below.

Any changes of the Construction Drawings which result in a financial change to the lease agreement, of any type, must be approved in writing by the GSA Lease Contracting Officer.

3. Paragraph 3 of Lease Amendment 8 is deleted in its entirety and replaced with the following:

Lump Sum Payment:

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 \$1,739,157.99 in a lump sum payment.

Payment is contingent upon receipt of a proper invoice, which shall include:

- **PDN # PS0027916**
- Name of the Lessor as shown on the Lease and invoice date
- Lease contract number, Lease Amendment 9, building address, and a description, price, and quantity of the items delivered.
- Name, title, phone number, and mailing address of person to be notified in the event of a defective invoice.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

To invoice electronically for the lump sum payment please visit [finance.gsa.gov](http://finance.gsa.gov). To invoice by mail please follow the instructions below.

The original invoice is to be sent to:

GSA, FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, Texas 76102-0181

A copy of the invoice is to be sent to:

General Services Administration  
Attn: Joseph Schurle  
1500 E. Bannister Road (6PRW)  
Kansas City, MO 64131

4. The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration of the Lease, in which case the property will become the property of the Lessor, and the Government will be relieved of any liability in connection therewith.

INITIALS:

  
LESSOR

&

  
GOV'T