

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-06P-LMO11099
<b>ADDRESS OF PREMISES</b>  Ambassador Office Building 11125 N. Ambassador Drive Kansas City, MO 64153-2057	PDN Number: PS0035264

**THIS AMENDMENT** is made and entered into between **K C Residence, LLC**

whose address is: 4601 Loring Drive  
Bonner Springs, KS 66012-7803

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 Beneficial Occupancy, reconcile the commission and commission paragraph and 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, upon execution by the Government, as follows:

- Page 1 of the Lease is hereby amended with the following:

TO HAVE AND TO HOLD the said Premises with its appurtenances for the term beginning on February 8, 2017, and continuing through February 7, 2027, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the Government.

This Lease Amendment contains 3 pages plus Exhibits A through P.

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**

**FOR THE GOVERNMENT:**

Signature:   
 Name: Amir Minoofar  
 Title: President  
 Entity Name: K C Residence, LLC  
 Date: \_\_\_\_\_

Signature:   
 Name: Joseph J. Schurle  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, Real Estate Acquisition Division  
 Date: 3/8/17

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Terry Lung  
 Title: Manager  
 Date: 3-6-2017



5. The following Change Orders are listed below. Please reference Exhibit A for the layout drawing.

Change Order Number	Description	Reference	Amount
6	HSDN Room (COR 11)	Exhibit B	[REDACTED]
1	Detention Center Intercom (COR 12)	Exhibit C	
7	COR 14-Various Items	Exhibit D	
8	Ductwork, Dampers, Louvers, and Temp Controls (COR 8)	Exhibit E	
9	Electrical Changes per ASI 003 (COR 13)	Exhibit F	
10	Gun Lockers (COR 19)	Exhibit G	
11	COR 20-Various Items	Exhibit H	
2	Signage (COR 21)	Exhibit I	
5	Materials Cost Increase	Exhibit J	
12	Credit-Wall Type Changes	Exhibit K	
13	Revised Data Quantities (COR 24)	Exhibit L	
14	Card Readers (COR 23)	Exhibit M	
15	CCTV & IDS (COR 25)	Exhibit N	
16	4-Post Rack (COR 26)	Exhibit O	
17	Asphalt Demo & Replacement (COR 27)	Exhibit P	

6. Paragraph 3 of Lease Amendment 2 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 \$1,915,869.11 in a lump-sum payment.

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

- **PDN # PS0035264**
- Name of the Lessor as shown on the Lease and invoice date.
- Lease contract number (GS-06P-LMO11099), 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 [joseph.schurle@gsa.gov](mailto:joseph.schurle@gsa.gov)

INITIALS:  &   
 LESSOR & GOVT