THIS AGREEMENT, made and entered into this date by and between Crown Center Redevelopment Corporation whose address is: 2405 Grand Boulevard Kansas City, MO 64108-2544
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 3, 2014 as follows:

This Lease Amendment #1 is issued to establish the Commencement Date of the lease rental payments until the completion and acceptance of the tenant improvements.

1. To Have and To Hold the said Premises (attached Exhibit A, showing the temporary Premises until completion and acceptance of the Premises) with its appurtenances for the term beginning December 3, 2014 and continuing for a period of 10 Years, 5 Years Firm through December 2, 2024, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

2. Rent for the period beginning December 3, 2014 up until completion and acceptance of the tenant improvements will not include an amount for Tenant Improvement amortization or Building Specific Security amortization.

Upon completion and acceptance of the tenant improvements, (within 90 working days following the Notice to Proceed) the final Tenant Improvement and Building Specific Security amounts of the rental rate will be documented in a Lease Amendment and amortized over the remaining firm term from the acceptance date.

Beginning December 3, 2014 the rent will be $144,539.06 per annum (Shell Rent of $110,449.83 and Operating Costs of $34,089.23) at the rate of $12,044.92 paid monthly in arrears.

This Lease Amendment contains 3 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: Crown Center Redevelopment Corporation
Date: December 13, 2014

WITNESSED FOR THE LESSOR BY:

Signature: ____________________________
Name: ______________________________
Title: ______________
Date: December 13, 2014

FOR THE GOVERNMENT:

Signature: ____________________________
Name: ______________________________
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service, 6PRW
Date: December 13, 2014

Lease Amendment Form 09/12
3. The final Broker Commission and Commission Credit will be established upon completion and acceptance of the Tenant Improvements in a Lease Amendment. The Broker Commission Credit will be reduced from the first full months rent from the acceptance date of the Tenant Improvements.

4. All other terms and conditions of the lease shall remain in force and effect.