SUPPLEMENTAL AGREEMENT
GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT
\[\text{TO LEASE NO.} \quad \text{GS-06P-40004}\]

333 W. Pershing Road, Kansas City, Missouri 64108

THIS AGREEMENT, made and entered into this date by and between

whose address is Pershing Road Development Company, LLC
a Missouri limited liability company
333 West 11th Street, Suite 101
Kansas City, Missouri 64105-1639

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective, January 1, 2008 as follows:

The purpose of this Supplemental Lease Agreement (SLA) Number 14 is to provide for an amendment to Paragraph 3.4, Service Agreement Rent Pass-Through; Paragraph 6.3, Drinking Fountains; Paragraph 7.1, Services, Utilities, Maintenance; and Paragraph 7.5 Janitorial Services; of the above subject Lease, effective January 1, 2008.

1. Paragraph 3.4A., SERVICE AGREEMENT RENT PASS-THROUGH is hereby amended in part as follows:

"3.4A. For each lease year, the Lessee shall pay rent for cleaning services as amended in SLA #13, supplies, materials, maintenance, maintenance on ice machines as amended in SLA #13, building superintendent as amended in SLA #13, shredding/classified PU service removal as amended in SLA #13, trash removal, landscaping, water, sewer charges, heating, electricity, insurance, Non-Capital Repairs and Replacements, general real estate taxes or payments in lieu of real estate taxes, Lessor management fees [those components identified, defined and hereinafter referred to as "Service Agreement Rent" pursuant to General Clause Section 1, 552-270-4 – DEFINITIONS (Sep 1999)]."


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 above date.

LESSOR, Pershing Road Development Company, LLC

BY [Signature]

IN PRESENCE OF [Signature]

UNLESS DETERMINED OTHERWISE

BY Marsha Green
Contracting Officer

U.S. GENERAL SERVICES ADMINISTRATION
Public Buildings Service, West Leasing Service Branch

[Signature]

Marsha Green
Contracting Officer

GSA FORM 276 JUL 67/FEB 92
2. Paragraph 6.3, DRINKING FOUNTAINS (SEP 2000) is hereby amended in part as follows:

"6.3A. BUILDING SHELL: The original lease requirement regarding drinking fountains has been waived by the GSA Contracting Officer to an acceptable agreement between the Lessor and the Government. At Government lease acceptance, the Lessor provided ice machines with drinking capabilities in established break areas. Additionally, the Lessor shall repair and maintain, to include replacement parts and/or components as necessary, the ice machines with drinking capabilities in the established work areas."

3. Paragraph 7.1A, SERVICES, UTILITIES, MAINTENANCE: GENERAL is hereby amended in part as follows:

"7.1A Services, utilities and maintenance shall be provided by the Lessor as part of the rental consideration. The Lessor shall provide a building superintendent available on-site, full time, 24 hours, 7 days a week."

4. Paragraph 7.5A, JANITORIAL SERVICES (SEP 2000) is hereby amended in part as follows:

"7.5A. Cleaning shall be performed during tenant working hours according to the Peak and Non-Peak Core Operation Schedules. Cleaning shall be performed in accordance with the referenced timeframes and number of shifts contained in the attached Exhibit "A-13", consisting of 16 pages, and Exhibit "B-13", consisting of 2 pages, which is hereby made a part of the above subject Lease. The cleaning scope of work shall be performed, but not limited to, as follows:

- **Processing Level-North Wing**: Non-Peak-One shift cleaning July 1st through December 31st, Monday through Friday.
  - Peak-Three shift cleaning January 1st through June 30th, Monday through Friday.
  - One shift cleaning on all Saturdays and Sundays between January 1st through June 30th.
  - Two shift cleaning on all Saturdays between March 1st and May 31st.
  - Two shift cleaning on all Sundays from April 1st through April 30th.

- **North Wing-Mezzanine**: One shift cleaning January 1st through December 31st, Monday through Friday.
- **Center Wing-Mezzanine**: Two shift cleaning Restrooms and Breakrooms, January 1st through December 31st, Monday through Friday.
- **South Wing-Mezzanine Lower Level - MPO**: One shift cleaning January 1st through December 31st, Monday through Friday.
- **Tunnel Area**: One shift cleaning January 1st through September 30th, Monday through Friday, 6AM until 2:30PM.
  - Two shift cleaning October 1st through December 31st, Monday through Friday 6AM until 2:30PM (first shift cleaning) and 2:30PM until 10:30PM (2nd shift cleaning).
- **First Floor MPO**: Two shift cleaning January 1st through December 31st, Monday through Friday.

INITIALS: Lessor Government

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Second Floor MPO  One shift cleaning January 1st through December 31st, Monday through Friday. Restrooms and Breakroom identified on Exhibit “A-13”, two shift cleaning, Monday through Friday.

Third Floor-MPO  Two shift cleaning January 1st through December 31st, Monday through Friday.

Fourth Floor-MPO  

Fifth Floor-MPO  One shift cleaning January 1st through December 31st, Monday through Friday.

Sixth Floor-MPO  

Warehouse  One shift cleaning January 1st through December 31st, Monday through Friday.

Cafeteria  Non-Peak-One shift cleaning July 1st through December 31st, Monday through Friday. Peak-Two shift cleaning January 1st through June 30th, Monday through Friday.

Main Street Corridor  One shift cleaning January 1st through December 31st, Monday through Friday.

Exterior Courtyards  

Garage Entry Vestibules  

5. Paragraph 7.5D 13. JANITORIAL SERVICES (SEP 2000) is hereby amended in part to add the following: “7.5D 13. As part of the Janitorial Services, the Lessor shall provide labor and materials to empty shredding/classified PU containers for the entire facility daily in accordance with the IRS statement of work.”

All other terms and conditions of the above subject Lease remain the same.

INITIALS: 

LESSOR

Gov’t

SHEET 2B

SLA #13

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