

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 18	TO LEASE NO. GS-06P-40004	DATE MAY 03 2011	PAGE 1
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ADDRESS OF PREMISES
333 W. Pershing Road, Kansas City, Missouri 64108-4302

THIS AGREEMENT, made and entered into this date by and between **Pershing Road Development Company, LLC a Missouri limited liability company**

whose address is 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 considerations hereinafter mentioned covenant and agree that the said Lease is amended effective _____, as follows:

The word "effective" directly above was deleted prior to signature by either party.

1. In accordance with Paragraph 3.4(C)(E) of the Lease, effective December 1, 2010 the Service Agreement Rent (SAR) for Year 5 is \$10.66 prsf and shall be adjusted effective May 1, 2011 rental payment. The Government shall pay a lump sum payment for additional Service Agreement Rent in the amount of \$156,750 for December 1, 2010 through April 30, 2011. The Government shall also pay a lump sum payment for additional Service Agreement Rent true up for December 1, 2009 through November 30, 2010 in the amount of \$136,414. The total May 2011 rental payment including the lump sum reconciliations shall be \$3,357,864.

2. Effective December 1, 2010, the annual rent is \$36,776,400 or \$3,064,700 per calendar month, paid in arrears. The Base Rent is \$24,624,000 (\$21.60 prsf) and the Service Agreement Rent is \$12,152,400 (\$10.66 prsf). The rent is subject to Service Agreement Rent (SAR) annual adjustments, as set forth in the lease, effective upon the anniversary date.

LESSOR:

	NAME OF SIGNER
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IN THE PRESENCE OF (SIGNATURE)	NAME OF SIGNER
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UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION PERS/REALTY SERVICES	
SIC 	NAME OF SIGNER <i>Brian K. Dealey</i>
	OFFICIAL TITLE OF SIGNER <i>Lease Contracting Officer</i>

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Previous edition is not usable