

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE

NO. 4

NOV 13 2000

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS- 06P-99037

ADDRESS OF PREMISES

150 Space Center Loop, Lee's Summit, Missouri 64064

THIS AGREEMENT, made and entered into this date by and between  
Space Center Kansas City, Inc.

whose address is a Minnesota Corporation  
1500 Geospace Drive  
Independence, Missouri 64056

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" immediately above was deleted prior to signature by either party.

1. Paragraph 1 of Standard Form 2 of the Lease is amended as follows:

1. The Lessor hereby leases to the Government the following described premises: 214,000 square feet of office and related space, located in a build-to-suit underground building (Exhibit "A") to be located at the Space Center Summit underground, 150 Space Center Loop, Lee's Summit, Missouri, 64064, and one hundred and fifty-nine (159) inside parking spaces and one hundred and sixty-eight (168) outside parking spaces for a total of three hundred and twenty-seven (327) parking spaces which are hereby made a part of this Lease. The Government shall have the right of ingress to and egress from the premises at all times.

2. Paragraph 10 of Sheet 2A of the Lease, as amended, is further amended as follows:

10. The Government shall pay the Lessor annual rental of \$2,054,400.00 ("Years 1-4") (\$9.60 per rentable square foot); \$2,075,800.00 ("Years 5-9") (\$9.70 per rentable square foot); \$2,097,200.00 ("Years 10-14") (\$9.80 per rentable square foot); \$2,118,600.00 ("Years 15-20") (\$9.90 per rentable square foot).

Occupancy of the 214,000 rentable square feet is required in three phases with the first block of 95,000 rentable square feet ready for Government occupancy by October 15, 1999. The Lessor hereby grants the Government, at no cost, the right to enter the 95,000 first-phase space on or about September 15, 1999, for the purpose of delivering and assembling shelving and related equipment. The parties agree that this shall not constitute "occupancy" by the Government. The second block of 51,000 rentable square feet shall be December 1, 1999, and the third block of 68,000 rentable square feet shall be ready for occupancy by September 1, 2000.

Rent for lesser periods and for the three initial blocks of space shall be prorated. Rental payments shall be monthly and in arrears.

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.

(Sheet 2A Attached)

LESSOR

Space Center Kansas City, Inc., a Minnesota Corporation

*President*

(Title)

*1500 West Geospace Dr. Independence, MO*

(Address)

*64056*

UNI

BY

General Services Administration, Public Buildings Service  
Realty Services Division  
Contracting Officer (Official Title)

3. Paragraph 12 of Sheet 2B, of the Lease is amended as follows:

Effective September 1, 2000, the Government Leased an additional 68,000 rentable square feet in the Stack Room II area. The total square feet that will be paid for by the Government for the occupancy of blocks 1, 2, and 3 is 214,000 rentable square feet.

4. Paragraph 14 of Sheet 2C, of the Lease is amended as follows:

Effective September 1, 2000, the new base rent for operating costs for the 214,000 rentable square feet is \$525,287.61 annually and subject to annual adjustments as stated in the Miscellaneous Section, Paragraph 2.

5. Paragraph 15.A of Sheet 2C, of the Lease is amended as follows:

For tax purposes, the Government is paying 40 cents per rentable square foot in the base rent or \$85,600.00 annually.

6. The Lessor waives restoration for the alterations associated with this Supplemental Lease Agreement and all prior Supplemental Lease Agreements.

7. Paragraph 2 of Supplemental Lease Agreement Number 3 is amended to add the following:

"The work described in this paragraph is to provide, install and maintain."

INITIALS: MM & BD  
Lessor Government

Sheet 2A  
GS-06P-99037  
SLA #4