

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-90031	DATE NOV 30 2010	PAGE 1 OF 3
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ADDRESS OF PREMISES
7600 College Boulevard, Overland Park, KS 66210-1853

THIS AGREEMENT, made and entered into this date by and between **7600 College Partnership**

whose address is **c/o Ted Greene Company**
6750 WEST 93RD STREET, STE 100
OVERLAND PARK, KS 66212-1465

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 reconcile the lease as a result of the Government's acceptance of the space as substantially complete.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective November 1, 2010 as follows:

1. Paragraph 1 of the lease is hereby deleted and replaced with the following:

The Lessor hereby leases to the Government the following described premises:

A total of 31,381 rentable square feet (RSF) of office and related space, which yields 29,577 ANSI/BOMA Office Area square feet (USF) of existing space on the ground floor of the building located at 7600 College Boulevard, Overland Park, Kansas 66210-1853 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are eighty-two (82) on-site secure, surface parking spaces for the exclusive use of Government employees and patrons.

2. Paragraph 2 of the lease is hereby deleted and replaced with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 1, 2010 and continuing through October 31, 2025, subject to termination and renewal rights as may be hereinafter set forth.

3. The table in Paragraph 3 of the lease is hereby deleted in its entirety and replaced with the following:

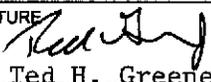
Year	Shell	Base Cost of Services	Tenant Improvement Allowance	Building Specific Security Costs	Total Annual Rent	Total Monthly Rent
1	\$ 230,314.32	\$ 172,492.26	\$ 143,136.97	\$ 23,074.75	\$ 569,018.30	\$ 47,418.19
2-5	\$ 355,992.42	\$ 172,492.26	\$ 143,136.97	\$ 23,074.75	\$ 694,696.40	\$ 57,891.37
6-10	\$ 411,005.64	\$ 172,492.26	\$ 143,136.97	\$ 23,074.75	\$ 749,709.62	\$ 62,475.80
11-15	\$ 455,131.68	\$ 172,492.26	\$ -	\$ -	\$ 627,623.94	\$ 52,302.00

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

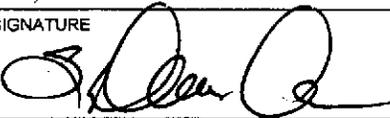
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: 7600 College Partnership c/o Ted Greene Company

SIGNATURE 	NAME OF SIGNER By Water Tower Enterprises, LP
By: Ted H. Greene, Jr.	By MLG Management, General Partner
ADDRESS 6750 W. 93rd St, Suite 100, Overland Park, KS 66212-1465	

IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Linda S. Summers
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UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER S. Dennis Clemons
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

4. Paragraphs 7 and 8 of the lease are hereby deleted in their entirety. In accordance with SFO paragraph 3.3, *Tenant Improvement Rental Adjustment*, the Government hereby elects to amortize Tenant Improvements in the amount of \$1,027,322.11 and Building Specific Security Costs in the amount of \$165,612.00 through the rent over the firm term of the Lease (120 months) at the rate of 7% per annum. The Government will reimburse the Lessor in a lump sum payment in the amount of \$507,401.18 upon submission of a proper invoice. The following table is a summary of how Tenant Improvements and Building Specific Security Costs will be paid to the Lessor.

Description	Amortized	Lump Sum	Total
Tenant Improvements Costs	\$ 1,027,322.11	\$ 282,804.89	\$ 1,310,127.00
Change Order Costs		\$ 224,596.29	\$ 224,596.29
Building Specific Amortized Costs	\$ 165,612.00	\$ -	\$ 165,612.00
Total Tenant Improvements	\$ 1,192,934.11	\$ 507,401.18	\$ 1,700,335.29

The original invoice is to be sent to:

GSA, Finance Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice is to be sent to:

S. Dennis Clemons
GSA, West Leasing Services Branch (6PRW)
1500 E Bannister Road, Room 2211
Kansas City, MO 64131

The invoice must include:

- PDN # PS0017618;
- Name of the Lessor as shown on the Lease and invoice date; and
- Lease contract number, building address, and a description, price, and quantity of the items delivered.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease is made must sign it.

5. Paragraph 9 of the lease is hereby deleted and replaced with the following:

In accordance with SFO paragraph 1.13, Broker Commission and Commission Credit, CB Richard Ellis, Inc. ("CBRE") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease of the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.3, only [REDACTED] which is [REDACTED] of the Commission, will be payable to CBRE when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured. In accordance with the lease one half of the total commission is paid at award and one half is paid at substantial completion. Because of an increase in square footage, the amount paid at award was less than the reconciled amount. [REDACTED] was paid at award but the new amount of [REDACTED] should have been paid. The difference of [REDACTED] will be included with the commission to be paid at substantial completion to equal the amount of [REDACTED].

6. Paragraph 10 of the lease is hereby deleted and replaced with the following:

In accordance with SFO paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.06099 (31,381 RSF / 29,577 RSF).

7. Paragraph 11 of the lease is hereby deleted and replaced with the following:

In accordance with SFO paragraph 4.2, *Tax Adjustment*, the percentage of Government occupancy is established as 74.93% (31,381 RSF / 41,880 RSF).

8. Paragraph 12 of the lease is hereby deleted and replaced with the following:

In accordance with SFO paragraph 4.3, *Operating Costs*, the escalation base is established as \$172,492.26 per annum. The base year is November 1, 2010.

9. The Lessor hereby waives restoration as a result of all improvements.

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INITIALS: THG & SOC
LESSOR GOVT