

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 10	TO LEASE NO. GS-06P-70058	DATE APR 04 2012	PAGE 1 of 2
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ADDRESS OF PREMISES
10383 N. Executive Hills Boulevard, Kansas City, Missouri

THIS AGREEMENT, made and entered into this date by and between **Elman KC LLC, Josh KC LLC, and Roni KC LLC**

whose address is 100 North Centre Avenue, Suite 502
Rockville Centre, New York 11570

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 clarify rent commencement for Phases 2 and 3, clarify the operating cost increase for Phase 1, and clarify the step rent increase effective March 18, 2012.

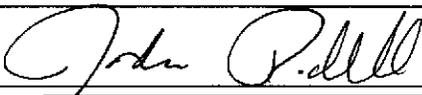
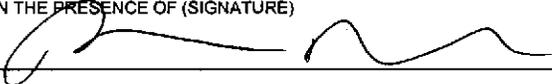
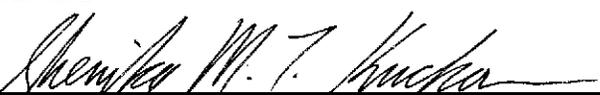
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 18, 2011 as follows:

1. Rent is commencing for Phase 2 space consisting of 15,875 RSF/15,875 USF effective October 28, 2011. Phase 2 rent commencement is prior to occupancy therefore per Paragraph 2 of SLA 9 the operating cost rate for Phase 2 is 6.78 per RSF/6.78 per USF. Upon occupancy of Phase 2 an SLA will document the increase in operating cost to reflect the cost paid for occupied space.
2. Rent is commencing for Phase 3 space consisting of 7,986 RSF/7,986 USF effective February 21, 2012. Phase 2 rent commencement is prior to occupancy therefore per Paragraph 2 of SLA 9 the operating cost rate for Phase 3 is 6.78 per RSF/6.78 per USF. Upon occupancy of Phase 3 an SLA will document the increase in operating cost to reflect the cost paid for occupied space.
3. Per SLA 9 Paragraphs 2 and 7, the operating cost for Phase 1 increased to 8.28 per RSF/ 8.28 per USF effective October 1, 2011.

Continued on next page.

All other terms and conditions of the Lease shall remain in full force and affect.

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Joshua Podell
ADDRESS [REDACTED]	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER RONI PODELL
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Shenika M.T. Kuchar
	OFFICIAL TITLE OF SIGNER Contracting Officer

4. As shown on the attached rental rate spreadsheet the shell rent will increase for Phases 1, 2, and 3 effective March 18, 2012.

5. Paragraph 3 of Standard Form 2 of the subject lease is further amended as follows:
The Government shall pay the Lessor annual rent at the monthly rate in arrears as follows:

SEE ATTACHED RENTAL RATE SPREADSHEET

Rental is subject to a physical mutual measurement and will be based on the rate, per ANSI/BOMA Office Area square foot (USF) as noted on the attached spreadsheet, and in accordance with paragraph 26 Payment and the General Clauses. The lease contract and the amount of rent will be adjusted accordingly, Rent for a lesser period should be prorated. Rent checks shall be made payable to:

Elman KC LLC, Josh KC LLC, and Roni KC LLC
100 North Centre Avenue, Suite 502
Rockville Centre, New York 11570

Initials:  & SK
Lessor Gov't

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