

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 7 TO LEASE NO. GS-06P-70058 DATE MAY 11 2011 PAGE 1 of 2

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 reconcile lease commencement and tenant improvement costs for the building addition commonly referred to as Phase 1 space.

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

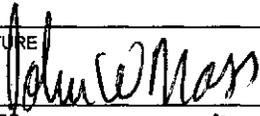
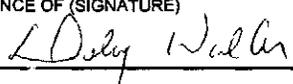
1. The Government accepted Phase 1 space effective March 18, 2011. Phase 1 consists of 23,650 ANSI/BOMA Office Area square feet (23,650 rentable square feet) square feet.
2. Phase 1 rent shall commence effective March 18, 2011 in accordance with the attached Rental Rate Spreadsheet. Rent shall be paid monthly in arrears. 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

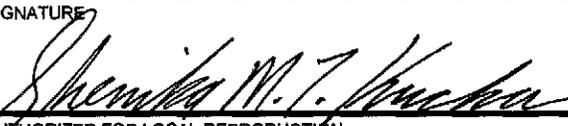
All other terms and conditions of the Lease shall remain in full force and affect.

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

LESSOR

SIGNATURE 	NAME OF SIGNER <u>JOHN W. MOSS</u>
ADDRESS <u>100 North Centre Avenue Ste 502 Rockville Centre NY 11570</u>	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER <u>DELORA WALKER</u>

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER <u>Shenika M.T. Kuchar</u>
	OFFICIAL TITLE OF SIGNER <u>Contracting Officer</u>

3. Phase 1 change orders have been reconciled and the final Phase 1 change order costs are \$549,940.98. Therefore the Phase 1 tenant improvement allowance of \$368,488.00 for change orders during build-out referenced in paragraph 3 of SLA 6 is being replaced with the allowance of \$549,940.98. The entire amount of \$549,940.98 is being amortized at 9.5% for 15 years. See attached Phase 1 Change Order Summary for additional details.

6. Paragraph 12 of Standard Form 2 of the subject lease is further amended as follows:

In accordance with SFO paragraph 3.5, Operating Costs, the escalation base for Phase 1 is established as \$6.78 per RSF /6.78 per USF, \$159,058.80 per annum.

Initials: MM & SK
Lessor Gov't

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