

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LKS31051
LEASE AMENDMENT	
ADDRESS OF PREMISES: 400 State Avenue Kansas City, KS 66101-2425	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **GPT PROPERTIES TRUST**

whose address is: 255 Washington Street, Suite 300
Newton, MA 02458-1634

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 July 31, 2014 as follows:

This Lease Amendment #1 is issued to establish the Commencement Date of the lease rental payments (shell and operating costs) until the completion and acceptance of the tenant improvements.

- To Have and To Hold the said Premises with its appurtenances for the term beginning July 31, 2014 and continuing for a period of 10 Years, 5 Years Firm through July 30, 2024, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.
- Paragraph 1.03, Rent and Other Considerations, is hereby deleted and replaced with the following:

	July 31, 2014 - July 30, 2019	July 31, 2019 - July 30, 2024
	Annual Rent	Annual Rent
Shell Rent ¹	\$490,433.59	\$490,433.59
Operating Costs ²	\$314,885.59	\$314,885.59
Total Annual Rent	\$805,319.18	\$805,319.18

¹Shell rent calculation: \$8,650,394.23 per RSF multiplied by 51,138 RSF

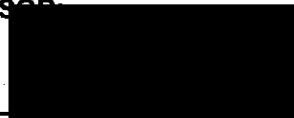
²Operating Cost rent calculation: \$6,157,565.67 per RSF multiplied by 51,138 RSF

This Lease Amendment contains 2 pages.


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 below date.

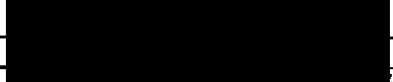
FOR THE LESSOR:

Signature: 
Name: David M. Blackman
Title: President and Chief Operating Officer
Date: July 31, 2014

FOR THE GOVERNMENT:

Signature: 
Name: Lease Contracting Officer
Title: GSA, Public Buildings Service, 6PRW
Date: 8-5-14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: EXECUTIVE ASSISTANT
Date: July 31, 2014

- Rent for the period beginning July 31, 2014 (as shown above) up until completion and acceptance of the tenant improvements will not include an amount for Tenant Improvement amortization or Building Specific Security amortization.

Upon completion and acceptance of the tenant improvements, the final Tenant Improvement and Building Specific Security amounts of the rental rate will be documented in a Lease Amendment and amortized over the remaining firm term from the acceptance date.

- The final Broker Commission and Commission Credit will be established upon completion and acceptance of the Tenant Improvements in a Lease Amendment. The Broker Commission Credit will be reduced from shell rent of the first full month's rent after the acceptance date of the Tenant Improvements and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practical.
- All other terms and conditions of the lease shall remain in force and effect.

INITIALS: KMP & YSE
LESSOR GOVT