

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 14

DATE

7/25/08

TO LEASE NO.  
GS-06P-40004

333 W. Pershing Road, Kansas City, Missouri 64108

THIS AGREEMENT, made and entered into this date by and between

whose address is Pershing Road Development Company, LLC  
a Missouri limited liability company  
333 West 11<sup>th</sup> Street, Suite 101  
Kansas City, Missouri 64105-1639

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective, December 1, 2007 as follows:

The purpose of this Supplemental Lease Agreement (SLA) Number 14 is to provide for the reconciliation of the Service Agreement Rent (SAR) Pass Through for Year 1 of the Lease, Construction Cost Savings, Tenant Improvement (TI) Allowance Savings, and addition of an Energy Credit paragraph for the above subject lease..

1. In accordance with Paragraph 3.4 (C) (E) of the Lease, effective 12/1/07, the Service Agreement Rent (SAR) for Year 2 is \$8.94 prsf and shall be adjusted effective July 1, 2008 rent payment. The Government shall pay the Lessor an annual lump sum payment for the difference of SAR Year 1 of \$7.94 prsf to SAR Year 2 of \$8.94 prsf in the amount of \$612,750. for the period of 12/1/07 through 6/30/08.

2. Effective December 1, 2007, the annual rent is \$34,815,600. or \$2,901,300. per month, paid in arrears. The Base Rent is \$24,624,000. (\$21.60 prsf) and the Operating Rent is \$10,191,600. (\$8.94 prsf). The rent is subject to Service Agreement Rent (SAR) annual adjustments, as set forth in the lease, effective upon lease anniversary date.

(See Sheet 2A, attached)

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.

LESSOR Pershing Road Development Company, LLC

BY

[Redacted Signature]

(Signature)

IN PRESENCE

[Redacted Signature]

(Signature)

Kenneth V. Hager, a Manager of Pershing Road  
Development Company, LLC, appointed by DST  
Pershing Realty, Inc., a Missouri corporation  
(Title)  
c/o DST Realty, Inc.  
333 W. 11<sup>th</sup> Street, Suite 101  
Kansas City, MO 64105  
(Address)

UNITED STATES OF AMERICA

BY

[Redacted Signature]

U.S. GENERAL SERVICES ADMINISTRATION  
Public Buildings Service, West Leasing Service Branch

Contracting Officer (Official Title)

2. In accordance with Paragraph 9.1 (E) of the Lease, the Construction Cost Savings is \$2,312,632. and shall be withheld in a lump sum amount from the Lessor from the July, 2008 rental payment.

3. In accordance with the GSA Form 3517B, General Clauses, Section 21 (b), the Tenant Improvement (TI) Allowance Savings is \$407,073. and shall be withheld in a lump sum amount from the Lessor from the July 2008 rental payment.

4. Both parties acknowledge and the Lessor agrees to reduce the Service Agreement Rent (SAR) of the above subject lease, by an energy discount through the economic development rider (EDR) agreement between PRDC, as Lessor, and Kansas City Power & Light. The agreement, effective January 1, 2007 and ending December 31, 2012, provides for a discounted energy usage rate over five (5) years using the [REDACTED] Bannister Road facility as the baseline for the reduction of the EDR usage rate and dependent on actual consumption at the [REDACTED] Pershing Road facility as follows: a 30 percent discount during the first year; 25 percent during the second year; 20 percent during the third year; 15 percent during the fourth year; and 10 percent during the fifth year for an approximate discounted total amount of \$784,765. over 5 years for the above subject lease.

INITIALS:     KULA     &     mg CJK      
          LESSOR                                GOV'T

SHEET 2A  
SLA #14  
GS-06P-40004