

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-06P-80117	DATE JUL 06 2011	PAGE 1 of 2
ADDRESS OF PREMISES 10220 NW Ambassador Dr., Kansas City, Missouri, 64153-1367			

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

whose address is:

C/O KESSINGER HUNTER & COMPANY, LLC
2600 GRAND BLVD, SUITE 700
KANSAS CITY, MO 64108-4115 4623

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 as follows:

This SLA is issued to establish beneficial occupancy, and to reconcile approved tenant improvements.

I. Paragraph 2 of the Lease shall be deleted in its entirety and the following substituted therefore:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning February 1, 2011 through January 31, 2021, subject to termination and renewal rights as may be hereinafter set forth.

II. Paragraph 3 of the Lease shall be deleted in its entirety and the following substituted therefore:

3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Year	Shell	Base Cost of Services	Tenant Improvement Allowance	Total Annual Rent	Total Monthly Rent
1-5	\$ 254,267.39	\$ 126,337.00	\$13,886.19	\$ 394,490.58	\$ 32,874.22
6-10	\$ 300,106.50	\$ 126,337.00	\$ -	\$ 426,443.50	\$ 35,536.96

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

OWNER

SIGNATURE	[Redacted Signature]	NAME OF SIGNER	JOHN SEHARDT
		TITLE OF SIGNER	Vice President of Manager
UNITED STATES OF AMERICA			
SIGNATURE	[Redacted Signature]	NAME OF SIGNER	Kory R. Hochler
		OFFICIAL TITLE OF SIGNER	CONTRACTING OFFICER

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent shall be made payable to:

NORTHPOINTE TOWER
C/O KESSINGER HUNTER & COMPANY, LLC
2600 GRAND BLVD., SUITE 700
KANSAS CITY, MO 64108-4005 4623

III. Paragraph 4 of the Lease shall be deleted in its entirety and the following substituted therefore:

4. The Government may terminate this lease in whole or in part at any time after January 31, 2016 by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

IV. Paragraph 7 of the Lease shall be deleted in its entirety and the following substituted therefore:

7. Rent includes a Tenant Improvement Allowance of \$56,402.45 to be amortized through the rent over the initial firm term of the Lease (60 months) at the rate of 8.5%. In accordance with SFO paragraph 3.3, *Tenant Improvements Rental Adjustment*, the actual cost of Tenant Improvements has been reconciled and rent in Paragraph 3 herein has been adjusted accordingly.

V. Paragraph 8 of the Lease shall be deleted in its entirety and the following substituted therefore:

8. In accordance with SFO paragraph 2.6, *Broker Commission and Commission Credit*, Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley 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 or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.6, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley 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 as indicated in this schedule for adjusted Monthly Rent:

First Month's Shell is \$21,188.95 minus the Commission Credit of [REDACTED]. First Month's adjusted Gross Monthly Rental Payment is [REDACTED] ([REDACTED] - [REDACTED]).

Second Month's Shell is \$21,188.95 minus the Commission Credit of [REDACTED]. Second Month's adjusted Gross Monthly Rental Payment is [REDACTED] ([REDACTED] - [REDACTED]).

VI. Paragraph 9 of the Lease shall be deleted in its entirety and the following substituted therefore:

9. In accordance with SFO Paragraph 4.2, *Tax Adjustment*, the percentage of Government Occupancy is established at 23.48% (23,051 RSF/98,193 RSF)

The correct building address is 10220 NW AMBASSADOR DR Kansas City, Missouri 64153-1367

END

INITIALS: YDS LESSOR & KHJ GOVT