

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-06P-01068	DATE MAY 04 2011	PAGE 1 of 2
ADDRESS OF PREMISES 7600 West 119th Street, Overland Park, Kansas 66213-1106			

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

Privitera Realty Holding LLC

whose address is **909 Troost
Kansas City, Missouri 64106-3048**

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 _____, as follows:

The word "effective" directly above was deleted prior to signature by either party.

1. The purpose of this Supplemental Lease Agreement is to clarify the tenant improvements that has been priced to build the Internal Revenue Service (IRS) Space and the new rental based on the tenant improvements to be used.
2. In accordance with SFO paragraph 5.3 (Tenant Improvement Pricing Requirements (Sep 2009)) of the Lease, the Government agrees the tenant improvement costs totaling \$1,282,801.43 are fair and reasonable. The costs were based on drawings submitted to the Government dated December 8, 2010 and pricing dated January 24, 2011 totaling \$1,282,801.43.
3. Paragraph 25 of the Lease is amended as follows: "The calculation for payment of the of the tenant improvement costs to be used to is as follows: \$1,282,801.43 divided by 10 years is \$128,280.14 annually."

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

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

LESSOR:

SIGNATURE

ADDRESS

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

NAME OF SIGNER

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SIGNATURE

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

Contracting Officer

4. Paragraph 9 of the Lease is amended as follows: "The Government shall pay the Lessor annual rent in accordance with the following schedule:

Year	Shell	Owning	Gov't	Total Annual Rent	Base	Base	Monthly
1-10	\$429,719.40	\$154,538.00	\$128,289.14	\$712,537.54	\$10,431,000.15	\$17,745,935.27	\$147,882.79

Rent is paid monthly in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

Privitera Realty Holding LLC
909 Troost
Kansas City, Missouri 64106-3048"

5. Paragraph 26 of the Lease is amended as follows: "In accordance with Paragraph 2.4 (Broker Commission and Commission Credit), Jones Lang LaSalle, is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Jones Lang LaSalle have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"), of which one-half (1/2) will go to Jones Lang LaSalle and one-half (1/2) to the owner's broker representative. The total amount of the Commission is [REDACTED] Due to the Commission Credit described in Paragraph 2.4 of the SFO, it is the agreement between Jones Lang LaSalle, the Lessor and the Government that [REDACTED], or [REDACTED] of total commissions will be applied to the shell rent as a rent credit. The remaining [REDACTED] of the Commission, or [REDACTED] shall be paid to Jones Lang LaSalle and the owners broker's representative. 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 Tenant's occupancy of the premises leased. The remainder of the Commission which is [REDACTED] is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing and shall be reduced to fully recapture the Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue over the minimum number of months that will not exceed the months shell rental until the credit has been fully recaptured. Should the full TI allowance not be used by the Government, the commissions shall be reduced accordingly."

Initials: ALPT & BKQ
Lessor Gov't