

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-01005	DATE SEP 24 2010	PAGE 1 of 2
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ADDRESS OF PREMISES  
2850 N.E. Independence, Avenue, Lee's Summit, MO 64064-2327

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

LBP IV, LLC

whose address is 3215 N.E. Carnegie Dr.  
Suite #200  
Lee's Summit, Missouri 64064-3204

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 [redacted] Space, the new rental based on the tenant improvements to be used, and to incorporate the agreed upon lump sum payment for security items.
2. In accordance with paragraph 5.3 of the Lease, the Government agrees the tenant improvement costs totaling \$938,828.70 are fair and reasonable. The costs were based on pricing documents/drawings submitted to the Government dated April 28, 2010 totaling \$933,943.70 plus \$4,885 for a portion of the security items listed in the scope dated June 4, 2010. The alternate tenant improvements accepted on page B1 of the drawings were numbers 1 and 3 through 10. A notice to proceed was given via letter dated July 1, 2010.
3. The current calculation of the amortization of the tenant improvement costs to be used to is as follows: \$938,828.70 @ 6.75% for 5 years is \$221,752.77 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.

[redacted]	NAME OF SIGNER MICHAEL ATKINS
ADDRESS 3215 NE Carnegie Drive Lee's Summit, MO 64064 Suite 200	
IN THE PRESENCE OF (SIGNATURE) [redacted]	NAME OF SIGNER Todd Messeri
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	
SIG [redacted]	NAME OF SIGNER Bria K. Dunlay
	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	Start	Operating	TI	Total Annual	2009	2010	2011
1-5	\$509,218.48	\$134,991.27	\$221,752.77	\$866,962.52	\$29,154,024	\$29,348,520	\$72,153.54
6-10	\$509,218.48	\$134,991.27	\$0	\$644,209.75	\$21,689,103	\$21,089,133	\$53,684.15

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

LBP IV, LLC  
 3215 NE Carnegie Dr. Suite 200  
 Lee's Summit, MO 64064-3204"

5. The Lessor shall provide and install security systems in accordance with the scope of work dated June 4, 2010 that was provided by the Internal Revenue Service. The Government shall pay the Lessor \$100,550 (\$105,435 - \$4,885) for this work. Payment for the work will become due (30) days after completion of the work, acceptance by the Government, and receipt of an acceptable invoice from the Lessor. An invoice for payment must be submitted as follows:

Original Invoice: General Services Administration  
 Finance Division  
 P.O. Box 17181  
 Fort Worth, Texas 76102-0181  
 Telephone: (817) 334-2397

Copy To: Brian K. Dunlay  
 Contracting Officer  
 West Leasing Branch (6PRW)  
 1500 East Bannister Road  
 Kansas City, Missouri 64131-3088

A proper invoice must include:

- PDN Number at the top of invoice (N1042928)
- Name of the Lessor as shown on the Lease
- Lease Contract Number, Supplemental Lease Agreement Number and building address.
- Description, price and quantity of property and services actually delivered or rendered.

6. Paragraph 2 of the lease is amended to read as follows:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning no later December 1, 2010. The term of the lease is 10 years, five year firm, subject to termination rights described in paragraph 4 below."

Initials: Jul & BKD  
 Lessor Gov't