

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-06P-01005	DATE DEC 08 2010	PAGE 1 of 2
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 **3170 N.E. Carnegie Dr.
Suite #400
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 (SLA) is to add tenant improvement costs to SLA Number 1 and adjust the new rental for tenant improvements to be used.
2. In accordance with paragraph 2 of SLA Number 1 of the Lease, the Government agreed to a tenant improvement cost totaling \$938,828.70. Now the Government is adding the following items for the Lessor to provide and install for an additional cost of \$22,599.20 and a new total tenant improvement cost of \$961,427.90.

- a. Removing [redacted] in some glass areas and adding [redacted] (approximately [redacted]) in 14 other indoor areas for a total cost of \$2,560.00.
- b. Add portion of cost for additional card reader for door number 132(A) [redacted].
- c. Add [redacted]. The [redacted] 6'. This [redacted] as well as [redacted] and also [redacted]. Some drywall patching, painting, and caulking etc. \$8,620.00.
- d. Add paging capability to white noise system with microphone at designated location [redacted].
- e. Add 50 amp circuit to MDF room [redacted].
- f. Add sidewalk from west door north to parking lot approximately 100' with excavation and cleanup [redacted].
- g. Overtime for additional work to have entire space ready by November 8 for furniture install rather than a only the east side of the space. Furniture vendor planned to install from west to east. This change that was requested by the [redacted] cost \$5,760.00.
- h. Remote door control buzzer to allow the clerical cube in the CID area to open door 166 is [redacted].

3. The new calculation of the amortization of the tenant improvement costs to be used is as follows: \$961,427.90 @ 6.75% for 5 years is \$227,090.74 annually.

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

LESSOR: [redacted]	NAME OF SIGNER <i>[Signature]</i>
ADDRESS 3170 NE Carnegie Drive Lee's Summit MO 64064	
IN THE [redacted]	NAME OF SIGNER <i>R. David Edwards</i>
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION	
SIGNATURE [redacted]	NAME OF SIGNER <i>Brian K. [Signature]</i>
	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:

1-5	\$509,218.48	\$134,991.27	\$227,090.74	\$871,300.49	\$29,334,741	\$28,523,275	\$72,608.37
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
3170 N.E. Carnegie Dr., Suite #400
Lee's Summit, MO 64064-3204"

5. Page one of the SF-2 of the Lease is amended to change the address of the Lessor to the following:

"3170 N.E. Carnegie Dr.
Suite #400
Lee's Summit, Missouri 64064-3204"

6. Paragraph 27 is amended as follows:

27. In accordance with SFO paragraph 2.5, *Broker Commission and Commission Credit*, Jones Lang LaSalle ("JLL") is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lessor and JLL 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 2.5, only [redacted] which is [redacted] of the Commission, will be payable to Jones Lang LaSalle. 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 and continue until the credit has been fully recaptured.

Jones Lang LaSalle has been paid [redacted]. The remaining [redacted] will be due upon acceptance of this Supplemental Lease Agreement."

Initials: ML & BAD
Lessor Gov't