

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-11085
ADDRESS OF PREMISES 165 W. GeoSpace Drive, Independence, Missouri 64056-1710	PDN Number:N/A

THIS AGREEMENT, made and entered into this date by and between Space Center Kansas City, Inc.

whose address is:1500 West GeoSpace Drive
Independence, Missouri 64056-1710

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to extend the lease.


NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

- Page 1 of GSA Form L202 of the Lease is hereby amended as follows: "**LEASE TERM** To Have and To Hold the said premises and appurtenances for the term beginning March 1, 2013 and continuing through February 28, 2023, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA."
- Paragraph 1.04, Page 5 of GSA Form L202 of the Lease is hereby amended as follows: "**TERMINATION RIGHTS (SUCCEEDING)(SEPT 2011)** The Government may terminate this lease in whole or in part at anytime on or after February 29, 2020 by providing not less than 90 days' prior written notice to the Lessor. The effective day of termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."

This Lease Amendment contains ² 1 page ^{h10}

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 below date.


FOR THE LESSOR:

Signature: 
Name: Wes Cowan
Title: Vice President
Entity Name: Space Center Kansas City, Inc.
Date: February 8, 2013

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer,
GSA, Public Buildings Service, *W*
Date: 2/11/2013

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Cathi Hughes
Title: Senior Property Manager
Date: February 8, 2013


3. Paragraph 1.03.A., page 4, of GSA FORM L202 is hereby amended as follows:

“RENT AND OTHER CONSIDERATION (SUCCEEDING) (AUG 2011)

A. The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

	03/01/2013 – 02/28/2017		03/1/2017 – 02/29/2020	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	\$91,560.00	\$3.27	\$95,760.00	\$3.42
Operating Costs	\$ 43,680.00	\$1.56	\$ 43,680.00	\$1.56
Real Estate Tax Base	\$6,720.00	\$.24	\$6,720.00	\$.24
Total Annual Rent	\$141,960.00	\$5.07	\$146,160.00	\$5.22

	03/01/2020 – 02/28/2023	
	Annual Rent	Annual Rate/RSF
Shell Rent	\$105,560.00	\$3.77
Operating Costs	\$ 43,680.00	\$1.56
Real Estate Tax Base	\$6,720.00	\$.24
Total Annual Rent	\$155,960.00	\$5.57

INITIALS:  LESSOR

&

 GOVT