

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-06P-11098
ADDRESS OF PREMISES Prairie View Business Center 10320 NW Prairie View Road Kansas City, MO, 64153-1301	PDN Number: PS0027916

THIS AMENDMENT is made and entered into between Prairie View Business Center, LLC & Prias Prairie View, LLC

whose address is: 11415 West 87th Terrace
Overland Park, Kansas 66214-3212

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 establish the correct Broker Commission Credit.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 2, 2014 as follows:

1. Paragraph 3 of Lease Amendment 6 is deleted in its entirety and replaced with the following:

- A. **CBRE, INC.** ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable **CBRE, INC.** with the remaining [REDACTED], which is the "commission credit", to be credited to the shell rental portion of the annual rental payments due and owing 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 in equal monthly installments over the shortest time practicable.

This Lease Amendment contains 2 pages.

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
 [REDACTED]
 Signature: _____
 Name: _____
 Title: Managing Member
 Entity Name: Prairie View Business Center, LLC & Prias Prairie View, LLC
 Date: 9/9/14

FOR THE GOVERNMENT:
 [REDACTED]
 Signature: _____
 Name: John
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, 6PRW
 Date: 9/18/14

WITNESSED FOR THE LESSOR BY:
 [REDACTED]
 Signature: _____
 Name: Robert Cooper
 Title: Bookkeeper
 Date: 9-9-14

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Months 1-3: No commission credit due to three (3) months of free shell rent of which taxes are included.

Month 4 Rental Payment **\$60,313.54** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.

Month 5 Rental Payment **\$60,313.54** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.

Month 6 Rental Payment **\$60,313.54** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 6th Month's Rent.

Month 7 Rental Payment **\$60,313.54** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 7th Month's Rent.

Month 8 Rental Payment **\$60,313.54** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 8th Month's Rent.

Month 9 Rental Payment **\$60,313.54** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 9th Month's Rent.

Month 10 Rental Payment **\$60,313.54** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 10th Month's Rent.

Month 11 Rental Payment **\$60,313.54** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 11th Month's Rent.

INITIALS:  & 
LESSOR GOVT