

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LMO21011
ADDRESS OF PREMISES: 2600 Grand Boulevard Kansas City, MO 64108-2544	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **Crown Center Redevelopment Corporation** whose address is: **2405 Grand Boulevard
Kansas City, MO 64108-2544**

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 December 3, 2014 as follows:

This Lease Amendment #1 is issued to establish the Commencement Date of the lease rental payments until the completion and acceptance of the tenant improvements.

1. To Have and To Hold the said Premises (attached Exhibit A, showing the temporary Premises until completion and acceptance of the Premises) with its appurtenances for the term beginning December 3, 2014 and continuing for a period of 10 Years, 5 Years Firm through December 2, 2024, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.
2. Rent for the period beginning December 3, 2014 up until completion and acceptance of the tenant improvements will not include an amount for Tenant Improvement amortization or Building Specific Security amortization.

Upon completion and acceptance of the tenant improvements, (within 90 working days following the Notice to Proceed) the final Tenant Improvement and Building Specific Security amounts of the rental rate will be documented in a Lease Amendment and amortized over the remaining firm term from the acceptance date.

Beginning December 3, 2014 the rent will be \$144,539.06 per annum (Shell Rent of \$110,449.83 and Operating Costs of \$34,089.23) at the rate of \$12,044.92 paid monthly in arrears.

This Lease Amendment contains 3 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

FOR THE GOVERNMENT

Signature: _____
Name: _____
Title: _____, President *JK*
Entity Name: Crown Center Redevelopment Corporation
Date: December 15, 2014

Signature: _____
Name: Katherine Swan
Title: Lease Contracting Officer
GSA, Public Buildings Service, 6PRW
Date: 12/15/14

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Crown Center Leasing Analyst
Date: December 15, 2014

3. The final Broker Commission and Commission Credit will be established upon completion and acceptance of the Tenant Improvements in a Lease Amendment. The Broker Commission Credit will be reduced from the first full months rent from the acceptance date of the Tenant Improvements.
4. All other terms and conditions of the lease shall remain in force and effect.

INITIALS:



LESSOR

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GOV'T