

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 15	TO LEASE NO. GS-06P-40004	DATE 5-13-09	PAGE 1
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ADDRESS OF PREMISES
333 W. Pershing Road, Kansas City, Missouri 64108

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

 Pershing Road Development Company, LLC
whose address is a Missouri limited liability company
 333 West 11th Street, Suite 101
 Kansas City, Missouri 64105-1639

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

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

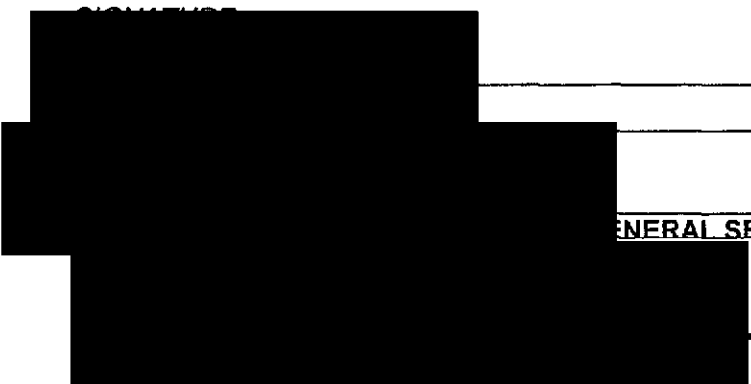
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lea is amended effective _____, as follows:

The word "effective" directly above was deleted prior to signature by either party.

1. In accordance with Paragraph 3.4(C)(E) of the Lease, effective December 1, 2008 the Service Agreement Rent (SAR) for Year 3 is \$10.28 prsf and shall be adjusted effective May 1, 2009 rental payment. The Government shall pay a lump sum payment for Additional Service Agreement Rent in the amount of \$637,276 for December 1, 2008 through April 30, 2009. The Government shall also pay a lump sum payment for Service Agreement Rent true up for December 1, 2007 through November 30, 2008 in the amount of \$1,355,100. The total May 2009 rental payment including the lump sum reconciliations shall be \$5,020,976.

2. Effective December 1, 2008, the annual rent is \$36,343,200 or \$3,028,600 per calendar month, paid in arrears. The Base Rent is \$24,624,000 (\$21.60 prsf) and the Service Agreement Rent is \$11,719,200 (\$10.28 prsf). The rent is subject to Service Agreement Adjustments (SAR) annual adjustments, as set forth in the lease, effective upon the anniversary date.

LESSOR:



NAME OF SIGNER
KENNETH V. HAGER

NAME OF SIGNER
RHONDA S. AZBILL

GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

Previous edition is not usable