

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-90070	DATE FEB 15 2012	PAGE 1 of 2
ADDRESS OF PREMISES 8620 N. Green Hills Road Kansas City, Missouri 64116-4600			

**THIS AGREEMENT**, made and entered into this date by and between **NOAK, LLC**

whose address is:

201 NE 85<sup>th</sup> Terrace  
Kansas City, MO 64155-2469

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 as follows:

**This SLA is issued to establish beneficial occupancy, and to reconcile approved tenant improvements.**

**I. Paragraph 2 of the Lease shall be deleted in its entirety and the following substituted therefore:**

- 2. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning January 13, 2012 through January 12, 2022, subject to termination and renewal rights as may be hereinafter set forth.

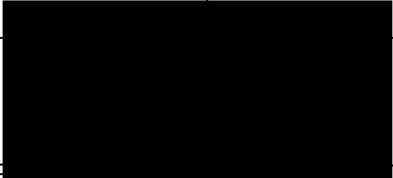

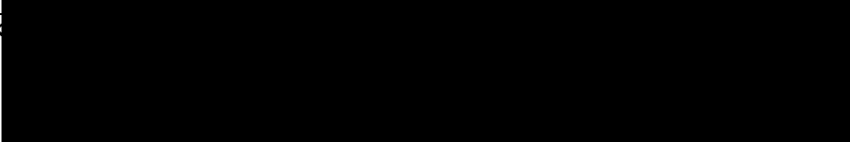
**II. Paragraph 4 of the Lease shall be deleted in its entirety and the following substituted therefore:**

"4. The Government may terminate this lease in whole or in part at any time after January 12, 2019 by giving at least 90 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

**III. Paragraph 7 of the Lease shall be deleted in its entirety and the following substituted therefore:**

"7. The total cost of the Tenant Improvements \$382,342.62. A lump sum payment for a portion of the tenant improvements shall be made in the amount of \$50,994.22. The remaining balance of \$331,348.40 shall be amortized monthly into the rent at the rate of 7.5% over the first seven (7) years of the lease and has been included in the rent in paragraph 3 above.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

SIGNATURE		OWNER	
		NAME OF SIGNER <i>Nicholas McFee</i>	
IN PRESENCE OF (SIGNATURE)		TITLE OF SIGNER	
		<i>NOAK LLC, Manager</i>	
SIGNER		UNITED STATES OF AMERICA	
		Kory R. Hochler	
		TITLE OF SIGNER CONTRACTING OFFICER	

IV. Paragraph 9 of the Lease shall be deleted in its entirety and the following substituted therefore:

9. In accordance with SFO paragraph 2.4, *Broker Commission and Commission Credit*, Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley 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 2.4, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. 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 as indicated in this schedule for adjusted Monthly Rent:

First Month's Shell is \$9,594.99 minus the Commission Credit of [REDACTED]. First Month's adjusted Gross Monthly Rental Payment is [REDACTED] (\$20,531.42 - [REDACTED]).

Second Month's Shell is \$9,594.99 minus the Commission Credit of [REDACTED]. Second Month's adjusted Gross Monthly Rental Payment is [REDACTED] (\$20,531.42 - [REDACTED]).

Third Month's Shell is \$9,594.99 minus the Commission Credit of [REDACTED]. Third Month's adjusted Gross Monthly Rental Payment is [REDACTED] (\$20,531.42 - [REDACTED]).

Fourth Month's Shell is \$9,594.99 minus the Commission Credit of [REDACTED]. Fourth Month's adjusted Gross Monthly Rental Payment is [REDACTED] (\$20,531.42 - [REDACTED]).

V. Paragraph 10 of the Lease shall be deleted in its entirety and the following substituted therefore:

"10. In accordance with SFO paragraph 4.2, *Tax Adjustment*, the percentage of Government occupancy shall be 100%. The first fully assessed base year real estate tax cost shall be established at \$19,527.65. For purposes of any future real estate tax adjustments, this figure shall establish the base year cost."

 KAT