

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>1</u>
	TO LEASE NO. <u>GS-06P-LMO41007</u>
LEASE AMENDMENT	PDN Number:
ADDRESS OF PREMISES 14200 Merritt Road, Grandview, Missouri 64030	

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

whose address is: 2600 Grand Boulevard, Suite 700
Kansas City, Missouri 64108

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 make certain clarifications to their intent regarding Assignments and Tax Adjustments:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 2, 2014, as follows:


- A. With regard to General Clauses paragraph 1, SUBLETTING AND ASSIGNMENT, the Government agrees that the Lessor will not be considered unreasonable if consent for any Assignment is denied by the Lessor if the proposed Assignee does not have a Standard & Poor's credit rating of AA+ or higher. The Government's right to Sublet the Premises remains unaffected by this action.
- B. With regard to Lease paragraph 2.07, REAL ESTATE TAX ADJUSTMENT, the Lessor and the Government agree that no tax Adjustment will be made (increase or decrease) until the initial (100%) Tax Abatement period ends on August 25, 2024, as authorized by the City of Grandview ordinance dated August 26, 2014, which is attached and made a part hereof. Beginning on August 26, 2024, the Real Estate Tax Base for Adjustments shall be \$115,000.00 until the partial (50%) Tax Abatement period ends on August 7, 2032. Beginning on August 8, 2032, the Real Estate Tax Base for Adjustments shall be \$230,000.00 for the remaining term of the Lease.

- end -

This Lease Amendment contains 4 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:

Signature: 
 Name: DT
 Title: Manager
 Entity Name: KH BOTTSPEC, LLC
 Date: 11-5-14

FOR THE GOVERNMENT

Signature: 
 Name: [Redacted]
 Title: Lease Contracting Officer
GSA, Public Buildings Service, West Leasing Services Branch
 Date: 11/13/14

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: DEBRA H. JARRELL
 Title: Office Manager
 Date: 11/6/14