	U.S. GOVERN	NMENT L	EASE FOR REAL	PROPERTY						
DATE OF	May 14, 2015		LEASE NO.	LMO51012						
THIS L	EASE, made and entered into this date by a	ind betwe	en KC LLC							
whose	e address is 24 Usonia Road Pleasantville, New York 10570	-2617								
and wi	hose interest in the property hereinafter des	cribed is t	that of OWNER							
herein	after called the Lessor, and the UNITED ST	ATES OF	AMERICA, hereinaf	ter called the Government:						
WITNE	ESSETH: The parties hereto for the conside	erations h	ereinafter mentioned,	covenant and agree as follows:						
1.	The Lessor hereby leases to the Government	nent the fo	ollowing described pre	emises:						
	A total of 55,831 rentable square feet (RSF) of office, laboratory, storage and related space, which yields 55,83 ANSI/BOMA Office Area square feet (USF) of space at 10383 N. Executive Hills Boulevard, Kansas City, M 64153-1377 to be used for such purposes as determined by the General Services Administration. Approximate 1,617 RSF yielding 1,617 ABOA is storage space. Included in the rent at no additional cost to the Government at 110 on-site surface parking spaces for the exclusive use of Government employees and patrons and at least 11 or site designated surface parking spaces (1 for an official vehicle and 10 for visitors.)									
2.	TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 1, 2015 through August 28, 2032.									
3.	This lease is not subject to termination or renewal rights.									
4.	The Government shall pay the Lessor mo	nthly in ar	rrears in accordance v	with the attached tables:						
	Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:									

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

	LESSOR
SIGNATURE	NAME OF SIGNER SOSHUS PODEL
ADDRESS 24 USONIA RD PLEASANT	VILLE NY 16570
IN THE	NAME OF SIGNER RONI PODELL
OM	STATES OF AMERICA
CICNATI IDE	NAME OF SIGNER Shenika M. T. Kuchar
	OFFICIAL TITLE OF SIGNER Contracting Officer

- 5. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with Lease No. GS-06P-70058 and Lease Amendments 1 through 13 which are all attached to and made part of this superseding lease LMO51012.
- 6. The following are attached and made a part hereof:
 - A. Lease GS-06P-70058;
 - B. Lease Amendments 1 through 13 to Lease No. GS-06P-70058
- 7. Rent specified on the attached rent tables includes annual amortized tenant improvement costs as follows: April 1, 2015 through March 17, 2026 \$973,124.27; March 18, 2026 through October 27, 2026 \$759,529.78; October 28, 2026 through February 20, 2027 \$453,607.79; February 21, 2027 through August 28, 2027 \$315,463.56; August 29, 2027 through March 17, 2031 \$106,898.13; March 18, 2031 through August 28, 2032 \$0.00.
- 8. For tax purposes the percentage of Government occupancy is established as 100 percent. (55,831 RSF / 55,831RSF)
- 9. The tax base is established as \$119,387.60.
- 10. The operating cost escalation base is established as \$417,346.70 per annum. The operating cost escalation base consists of the following two components, the operating cost base for occupied space which is \$410,525.30 and the operating cost base for unoccupied space which is \$6,821.40.
- 11. The base year for operating costs escalations is April 1, 2015.
- 12. The common area factor is established as 1.00. (55,831 RSF / 55,831 USF)
- Upon the effective date of superseding Lease LMO51012, Lease GS-06P-70058 is effectively terminated.
- 14. The Lessor hereby waives restoration as a result of all improvements.

INITIALS:

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Superseding Lease LMO51012 Rent Summary - February 21, 2027 through August 28, 2032													
Occupied SF	54,214		Storage SF	1,617		\neg	Total SF	55,831					
February 2	21, 2027 - /	August 28, 2027	February 21, 2027 - August 28, 2027			7	February 21, 2027 - August 28, 2027						
	Rate	Annual Amount		Rate	Annual Amount			Rate	Anr	ual Amount			
Shell	\$ 18.54	\$ 1,005,147.78	Shell	\$ 7.74	\$ 12,515.58	3	Shell	\$ 18.23	\$	1,017,663.36			
TI	\$ 5.82	\$ 315,463.56	TI	\$ -	\$ -		TI	\$ 5.65	\$	315,463.56			
BCOS	\$ 7.57	\$ 410,525.30	BCOS	\$ 4.22	\$ 6,821.40	ן [BCOS	\$ 7.48	\$	417,346.70			
Taxes	\$ -	-	Taxes	\$ -	\$ -		Taxes	\$ -	\$	<u>-</u>			
Total Rent	\$ 31.93	\$ 1,731,136.64	Total Rent	\$ 11.96	\$ 19,336.9	3	Total Rent	\$ 31.35	\$	1,750,473.62			
Occupied SF			Storage SF		<u> </u>		Total SF	55,831	<u> </u>				
August 2		March 17, 2031	August 29, 2027 - March 17, 2031				August 29, 2027 - March 17, 2031						
	Rate	Annual Amount		Rate	Annual Amount		L	Rate	Anr	ual Amount			
Shell	\$ 18.54	\$ 1,005,147.78	Shell	\$ 7.74	\$ 12,515.5 ⁸	3	Shell	\$ 18.23	\$	1,017,663.36			
TI	\$ 1.97	\$ 106,898.13	TI	\$ -	\$ -	_	TI	\$ 1.91	\$	106,898.13			
BCOS	\$ 7.57	\$ 410,525.30	BCOS	\$ 4.22	\$ 6,821.4	2	BCOS	\$ 7.48	\$	417,346.70			
Taxes	\$ -		Taxes	\$ -			Taxes	\$ -	\$_				
Total Rent	\$ 28.08	\$ 1,522,571.21	Total Rent	\$ 11.96	\$ 19,336.9	3	Total Rent	\$ 27.62	\$	1,541,908.19			
									т —				
Occupied SF	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Storage SF 1,617			_	Total SF 55,831						
March 18		ugust 28, 2032	March 18, 2031 - August 28, 2032			_]	March 18, 2031 - August 28, 2032						
	Rate	Annual Amount		Rate	Annual Amount	_		Rate		nual Amount			
Shell	\$ 18.54	\$ 1,005,147.78	Shell	\$ 7.74	\$ 12,515.5	<u>B</u>	Shell	\$ 18.23	\$	1,017,663.36			
TI	\$ -	\$	TI	\$ -	-	_	<u>[T]</u>	\$ -	\$. <u>-</u> <u>-</u>			
BCOS	\$ 7.57	\$ 410,525.30	BCOS	\$ 4.22	\$ 6,821.4	<u> </u>	BCOS	\$ 7.48		<u>417,346.70</u>			
Taxes	\$ -	\$	Taxes	\$ -	\$		Taxes	\$ -	\$				
Total Rent	\$ 26.11	\$ 1,415,673.08	Total Rent	\$ 11.96	\$ 19,336.9	3	Total Rent	\$ 25.70	\$	1,435,010.06			

Initials: & SK Government