SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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ADDRESS OF PREMISES
7600 West 119th Street, Overland Park, Kansas 66213-1106

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

Privitera Realty Holding LLC

whose address is 909 Troost
Kansas City, Missouri 64106-3048

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~~ _____ , as follows:

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

1. Paragraph 1 of the SF-2 of the Lease as amended is hereby further amended as follows:

"Phase 3: The first floor Annex is scheduled to be ready for occupancy on May 1, 2013 consisting of 44,376 ABOA square feet and 45,853 RSF of space. The address of the annex is 7720 West 119th Street, Overland Park, Kansas 66213-1104."

2. The construction permit documents dated November 16, 2012, December 4, 2012, and December 12, 2012 and Addendums 1-8 have been reviewed and the agreed upon tenant improvement costs for this work is $3,128,202.54. The agreed upon tenant improvement allowance as amended is $2,860,810.19. The Government shall pay the Lessor a lump sum amount $267,392.35 ($3,128,202.54 - $2,860,810.19). The contingency in the allowance has been used.

All other terms and conditions of the Lease shall remain in full force and effect.

LESSOR:

(b) (6) [redacted]

NAME OF SIGNER
Anthony L. Privitera II

ADDRESS

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SI [redacted]

N [redacted]

5 U.S.C 552(b)(6)

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Lease Contracting Officer

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GSA FORM 276 (REV. 12/2006)
Prescribed by GSA – FPR (41 CFR) 1–16.601

5 U.S.C 552(b)(6)

3. Payment for the work ($267,392.35) will become due (30) days after completion of the work, acceptance by the Government, and receipt of an acceptable invoice from the Lessor. An invoice for payment must be submitted as follows:

Original Invoice: General Services Administration
Finance Division
P.O. Box 17181
Fort Worth, Texas 76102-0181
Telephone: (817) 334-2397

Copy To: [redacted] 5 U.S.C. 552(b)(6)

A proper invoice must include:

Invoice Date
Name of the Lessor exactly as shown on the lease
GSA PDN Number PS0024896
Lease contract number and building address
Supplemental Lease Agreement Number
Description, price and quantity of property and services actually delivered or rendered.

4. Paragraph 9 of the Lease as amended is hereby further amended in the following schedule:

"Phase 1 (26,938 RSF) Effective January 10, 2013 – February 28, 2013

	1/10/2013-2/28/2013	
	Annual Rent	Annual Rate/RSF
Base Rent	$386,560.30	$14.35
Operating Costs	$102,633.78	$3.81
Total Annual Rent	$489,194.08	$18.16

Phases 1 & 2 (76,308 RSF) Effective March 1, 2013 – April 30, 2013

	3/1/2013-4/30/2013	
	Annual Rent	Annual Rate/RSF
Base Rent	$1,095,019.80	$14.35
Operating Costs	$290,733.48	$3.81
Total Annual Rent	$1,385,753.28	$18.16

"

Phases 1 & 2 & 3 (122,161 RSF) Effective May 1, 2013 – April 30, 2021

	5/1/2013-4/30/2021	
	Annual Rent	Annual Rate/RSF
Base Rent	$1,753,010.35	$14.35
Operating Costs	$465,433.41	$3.81
Total Annual Rent	$2,218,443.76	$18.16

Rent is paid monthly in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

Privitera Realty Holding LLC
909 Troost
Kansas City, Missouri 64106-3048

5. Effective upon occupancy of Phases 1 & 2 & 3 of the CIS project, Paragraph 11 of the SF-2 of the Lease as amended is hereby further amended as follows: "For the purposes of calculating operating cost adjustments only, the lease commencement date shall be May 1, 2013. For all other purposes the lease commencement date remains May 1, 2011."

In addition, the base rate for operating cost escalation is changed to $3.81 per rentable square foot per annum based on 122,161 Rentable Square Feet of space or $465,433.41 annually. The operating cost base rate will be used for the purposes of computing rental adjustments in accordance with Paragraph 4.3 (Operating Costs) of the Lease."

6. SLA Number 8 page 2 footer is changed from "SLA Number 6" to "SLA Number 8".