

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-90057	DATE JUN 2 1 2011	PAGE 1 of 2
ADDRESS OF PREMISES 1201 Walnut Street, 9 th Floor, Kansas City, MO 64106-2149			

THIS AGREEMENT, made and entered into this date by and between **TWP Holdings, LLC.**

whose address is: 1100 Walnut Street, Suite 2000
Kansas City, MO 64106-2126

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 June 1, 2011 as follows:

Paragraph 2 of the lease is hereby deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 1, 2011 through May 31, 2021, subject to termination and renewal rights as may be hereinafter set forth.


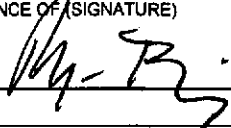
Paragraph 3 is hereby amended to establish rental payments as follows:

3. Effective June 1, 2011 the Government shall pay the Lessor monthly in arrears in accordance with the following table:


Months	Annualized				Total Monthly Rent
	Shell	Cost of Services	Tenant Improvement Allowance	Total Annual Rent	
120	\$105,077.16	\$57,058.00	\$35,134.53	\$197,269.69	\$16,439.14

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

OWNER

SIGNATURE 	NAME OF SIGNER Jon Copaken
IN PRESENCE OF (SIGNATURE) 	TITLE OF SIGNER Vice President

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Kory R. Hochler
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Paragraph 7 is hereby deleted in its entirety and replaced with the following:

7. The actual tenant build out costs to be amortized into the lease rate are \$241,320.00. This amount is amortized for a period of 10 years (120 months) at 8.0%. Therefore the amortized tenant build out costs are \$35,134.53 per annum. If the Government elects to exercise their termination rights, no lump sum costs will be due to the Lessor for unamortized tenant improvements.

Paragraph 18 is hereby amended to establish the Broker Commission and Commission Credit as follows:

18. In accordance with Paragraph 2.4, Broker Commission and Commission Credit, in SFO No. 9MO2009/Lease Number GS-06P-90057, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit). The broker's commission is [REDACTED] of the firm term value of the lease value, or [REDACTED]. The Commission Credit equals [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming part of this lease.

The shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments. The monthly rent adjusted for the commission credit is as follows:

Rent Period	Scheduled Monthly Gross Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$16,439.14	[REDACTED]	[REDACTED]	[REDACTED]
Month 2	\$16,439.14	[REDACTED]	[REDACTED]	[REDACTED]

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