

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 17	TO LEASE NO. GS-06P-79045	DATE 9.5.00	PAGE 1 of 2
ADDRESS OF PREMISES Space Center Underground, 200 Space Center Drive, Lee's Summit, Missouri			

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

whose address is Space Center Kansas City, Inc.
1500 West GeoSpace Drive
Independence, MO 64056

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.

The purpose of this SLA is to reconcile the actual square footage and commencement date of the rent for the expansion known as Block B.

Block B is 98,200 RSF. Rent will commence on October 25, 2007 for Block B of space.

1. The base rent for Block A, which is 451,000 RSF, will be \$1,410,950.69. This will be stepped as follows:

August 15, 2012 \$1,456,050.69


2. The Block B space will be \$4.00 RSF. The shell rate will be determined by subtracting the escalated operating rate from the \$4.00 at the time that the expansion space is accepted. The base rent for Block B will increase by \$0.25 per RSF on August 15, 2012.
3. The new total base cost of services (BCOS) will be **\$355,204.00**. The base year for adjustments remains August 15, 1997. This total includes two additional services that have been de-escalated and added to the BCOS. These dollar amounts are **\$1,360.14** (from \$1,380.00 in SLA#3) and **\$13,533.73** (from \$15,132.00 in SLA#9) and added to the original BCOS of .61964705 (\$343,594.29).

(See attached Page 2)


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

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


LESSOR: Space Center Kansas City, Inc.

SIGNATURE 	NAME OF SIGNER Wes Cowan
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ADDRESS 1500 W GEOSPACE DR. INDEPENDENCE MO 64056	
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IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER BARBARA FLANDER-MEYER
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UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SIGNATURE 	NAME OF SIGNER Shellie Starr
	OFFICIAL TITLE OF SIGNER Contracting Officer

The new annual rent is established as:

4. ANNUAL RENT

Start Date	# Mo's	End Date	Block A	Block B (Est.)	Total Annual Rent
10/25/2007	60	8/14/2012	\$1,791,649.42	\$392,800.00	\$2,184,449.42
8/15/2012	60	8/14/2017	\$1,836,749.42	\$417,350.00	\$2,254,099.42

This includes operating rent escalated through August 15, 2007.

INITIALS: ML & SS
Lessor Government

Lease No. GS-06P-79045
SLA No. 17