

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

JUN 26 1997

LEASE NO.

GS-06P-79045

THIS LEASE, made and entered into this date by and between
Geospace Joint Venture

whose address is 1500 W. Geospace Drive
Independence, MO 64056

and whose interest in the property hereinafter described is that of Owner

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

170,000 BOMA Usable square feet of office & related space, located in the proposed build to suit [REDACTED] to be located at the Space Center [REDACTED], 200 Space Center Drive, Lee's Summit, Missouri, 64139, and forty one (41) inside outside parking spaces as indicated on the attached "Exhibit A", consisting of eleven sheets which are attached and hereby made a part of this Lease. The Government shall have the right of ingress to and egress from the premises at all times. The Government shall have the continuing option, at its sole discretion, to expand the premises up to an additional 245,000 BOMA Usable square feet of office and related space during the first five (5) years of the lease term, at the same price per square foot as the initial 170,000 square feet for years 1-5, upon 120 days notice. The parties hereto understand and agree that the Government may elect to expand its space (i.e., exercise its option) an unlimited number of times, and in varying square footage blocks, during the five (5) year option period. The Lease total square footage could total 415,000 BOMA Usable square feet.

to be used for

office, storage, and related uses.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

August 15, 1997 through August 14, 2017, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ See Paragraph 10, Sheet 2A.
The following line is deleted.

at the rate of \$ per in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Geospace Joint Venture

The following paragraph is deleted in entirety.

~~4. The Government may terminate this lease at any time by giving at least days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.~~

The following paragraph is deleted in its entirety.

- ~~5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:~~

~~provided notice be given in writing to the Lessor at least days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

6. All building services, supplies, utilities (except electricity) and equipment; heating and air-conditioning equipment; window washing; hot and cold water; chilled drinking water; toilet supplies; janitorial services and supplies; initial and replacement lamps, tubes, and starters, fuses and ballasts; and any and all other services, supplies, equipment and modifications as more specifically set forth in the following documents which are attached hereto and hereby made a part of the Lease.

- A. SFO-Summary Section: Paragraph 1.1 - 1.4, 1.7, 1.10, and 1.13 through 1.15
- B. SFO-Miscellaneous Section: Paragraphs 3.1 - 3.16
- C. SFO-General Architectural Section: Paragraphs 4.1 through 4.9
- D. SFO-Architectural Finishes Section: Paragraphs 5.1 through 5.16
- E. SFO-Mechanical, Electrical, Plumbing Section: 6.1 through 6.19.
- F. SFO-Services, Utilities, Maintenance Section: Paragraphs 7.1 through 7.12.
- G. SFO-Safety and Environmental Management Section: Paragraph 8.1 through 8.10.
- H. Attachment A General Requirements dated February 8, 1997.
- I. Attachment B Estimated Quantities dated February 8, 1997
- J. Attachment E Security dated February 8, 1997.
- K. Attachment F Fire Safety Requirements dated February 8, 1997.
- L. Amendment 01 dated March 24, 1997.

7. The following are attached and made a part hereof:

~~The General Provisions and Instructions (Standard Form 2-A, _____ edition).~~

See Sheet 2A

8. The following changes were made in this lease prior to its execution:

See Sheet 2A

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

LESSOR

Geospace Joint Venture

BY

[Signature]

(Signature)

(Signature)

IN PRESENCE OF

[Signature]

(Signature)

1500 W. GEOSPACEDR, Indep. Mo.

(Address)

UNITED STATES OF AMERICA

BY

[Signature]

(Signature)

GENERAL SERVICES ADMINISTRATION, Public Buildings Service,

Realty Services Division

Contracting Officer

(Official title)