

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 19	TO LEASE NO. GS-06P-79045	DATE 12.15.09	PAGE 1 of 2
ADDRESS OF PREMISES 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 W. 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.

This Supplemental Lease Agreement (SLA) #19 is to reconcile the effective date, square footage and rent associated with the expansion space, Block C, Rooms #14 and #15.

1. Paragraph 1 of the subject lease, as amended, is hereby further amended as follows:

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


Block A, consisting of 451,000 rentable square feet (RSF), which yields 451,000 ANSI/BOMA Office Area square feet (USF) of office, warehouse and related space housing [REDACTED], along with 108 inside parking spaces and 24 outside surface spaces; and Block B, consisting of 98,200 rentable square feet (RSF), which yields 98,200 ANSI/BOMA Office Area square feet (USF) of office, warehouse and related space housing [REDACTED] and Block C, consisting of 92,308 rentable square feet (RSF), which yields 92,308 ANSI/BOMA Office Area square feet (USF) of warehouse and related space, along with 10 inside parking spaces. In total, the lease consists of 641,508 rentable square feet (RSF), which yields 641,508 ANSI/BOMA Office Area square feet (USF) of office, warehouse and related space, along with 118 inside parking spaces and 24 outside surface spaces located at 200 Space Center Drive, Lee's Summit, MO 64139 to be used for such purposes as determined by the General Services Administration."

(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.

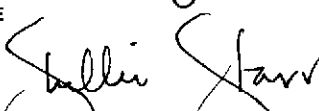
LESSOR Space Center Kansas City, Inc.

SIGNATURE 	NAME OF SIGNER W. S. Cowan
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ADDRESS 1500 West GeoSpace Drive, Independence, MO 64056

IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Catharine L. Glanville
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UNITED STATES OF AMERICA

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

2. Paragraph 10 of the subject lease, as amended, is hereby further amended as follows:

" 10. The Government shall pay the Lessor annual rent monthly, in arrears, as follows:

Start Date	End Date	Shell Rent	Operating Rent (BCOS)	Total Annual Rent
6/1/2009	8/14/2009	\$1,863,006.62	\$ 383,803.19	\$ 2,246,809.81
8/15/2009	8/14/2012	\$2,000,961.01	\$ 412,402.38	\$ 2,413,363.39
8/15/2012	8/14/2017	\$2,093,688.01	\$ 412,402.38	\$ 2,506,090.39

* Regarding the table above, Operating Rent is stated in the base year, and no escalations are reflected.

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

Space Center Kansas City, Inc.
1500 West GeoSpace Drive
Independence, MO 64056-1783

3. The total rate for Block C will be \$3.840000 per RSF. The shell rate will be \$2.989002 per RSF. The operating rate effective June 1, 2009 will be \$0.850998 per RSF. The shell rate for Block C will increase by \$0.250000 per RSF on August 15, 2012.
4. The new total base cost of services (BCOS) will be \$412,402.38. 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). The original BCOS was calculated by multiplying the new rentable square footage (641,508) by the base operating rate (\$0.619647).

INITIALS: m & SS
Lessor Government

Lease No. GS-06P-79045
SLA No. 19