

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 19 (revised)	TO LEASE NO. GS-06P-79045	DATE 1.29.10	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 64056-1783

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 revised 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. Both parties agree and understand that the square footage associated with Block C is an estimate and is subject to final reconciliation. Upon calculation of the final square footage for Block C a follow-on SLA will be completed.

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:

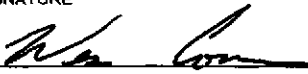
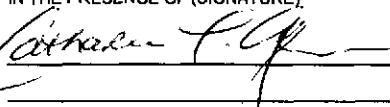
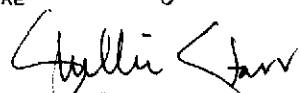
Block A, consisting of 451,000 rentable square feet (RSF), which yields 451,000 ANSI/BOMA Office Area square feet (USF) of office, warehouse and related space housing NARA, along with 108 inside parking spaces and 24 outside surface spaces; and Block B, consisting of 98,200 rentable square feet (RSF), which yields 98,200 ANSI/BOMA Office Area square feet (USF) of office, warehouse and related space housing NARA; 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 Wes Cowan
ADDRESS 1500 W GEOSPACE DR. INDEPENDENCE MO 64056	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Catherine L. Glanville
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER Shellie 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:

6/1/2009	8/14/2009	595,354	\$1,863,006.66	\$	383,803.19	\$ 2,246,809.85
8/15/2009	8/14/2012	641,508	\$2,000,961.07	\$	412,402.38	\$ 2,413,363.45
8/15/2012	8/14/2017	641,508	\$2,093,688.07	\$	412,402.38	\$ 2,506,090.45

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

\* Block C was accepted as a phased occupancy. 46,154 RSF was accepted on 6/1/2009. The remaining 46,154 was accepted on 8/15/2009. The "RSF" column in the table above accounts for the phased occupancy.

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. Effective June 1, 2009 the total rate for Block C will be \$3.840000 per RSF which includes all CPI escalations. The shell rate for Block C will be \$2.989002 per RSF. The shell rate for Block C will increase by \$0.250000 per RSF on August 15, 2012.
4. Once Block C is completely phased-in, 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 for Block A 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: WL & SS  
Lessor Government

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