

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-01039	DATE SEP 10 2010	PAGE 1 of 3
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ADDRESS OF PREMISES
30 West Pershing Road, Kansas City, Missouri

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

Union Station Kansas City, Inc.

whose address is 30 West Pershing Road
Kansas City, MO 64108

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.

1. The lessor shall provide and install one 2.5" empty raceway with pull string from IT closet in Union Station Tac space and extend approx 820' thru [redacted] to location within Main [redacted] facility at the tele/data closet by the tunnel. The Lessor will provide 24x24x8" junction boxes on 150' on center. The Government shall pay the Lessor [redacted] upon completion, acceptance and occupancy by the Government. The PDN number is PS0018150.

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:
[redacted] NAME OF SIGNER
Giuseppe M. Costello II President & CEO

ADDRESS
IN THE PRESENCE OF (SIGNATURE) NAME OF SIGNER

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SIGNATURE [redacted] NAME OF SIGNER
Brian K. Dunlay
OFFICIAL TITLE OF SIGNER
Contracting Officer

2. The Lessor shall provide and install the following:

a.

3 GE TVC Minidome Color Camera

6 WCW Coax Camera Cable

1 Labor - Installation, Programming, Testing & Training
1 Installation Supplies (connectors, jumpers, hardware)
One additional exterior exit door

Total cost of above items \$58,913.

b. Additional \$277 of conduit to be paid for item number 1 above.

c. [redacted] and place on the [redacted] Managers desk at Union Station. [redacted] shall be able to sequence all [redacted] at the site. The total cost of this item is [redacted]. All materials and labor shall be provided for the monitor to work properly.

d. Two cast stone benches centered in front of doors [redacted].

The Government shall pay the Lessor a lump sum of \$64,612 for items 2.a., b, c. & d above upon completion, acceptance and occupancy by the Government. The PDN number for this one is PS0018179.

3. The Government gave a notice to proceed on tenant improvements based on permit drawings dated July 1, 2010 and the MEP TI drawings dated July 9, 2010. The cost of the tenant improvements that have been agreed upon is \$125,188. Attached is a summary dated August 3, 2010 of the TI-Bids that make up the \$125,188 along with agreed upon adjustments of tenant improvements. There will be no change in rental since the tenant improvement allowance is equal to the tenant improvement cost.

4. The **original** invoices for the lump sums must be sent directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Ft. Worth, TX 76102-0181
Telephone (817) 334-2397

INITIALS:


Lessor

& 
Government

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5. A **copy** of each invoice must be provided to the Realty Specialist:

US General Services Administration
Brian Dunlay, Contracting Officer
East Leasing Branch (6PRW)
1500 East Bannister Road
Kansas City, MO 64131-3088
Fax (816) 926-3571

6. A proper invoice must include:

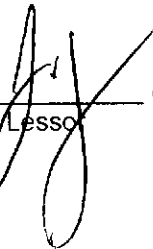

Invoice Date
Name of the Lessor exactly as shown on the lease
GSA PDN Number
Remit To address as follows:

Union Station Kansas City, Inc.
30 West Pershing Road
Kansas City, MO 64108

Lease contract number and building address
Supplemental Lease Agreement Number
Description, price and quantity of property and services actually delivered or rendered.

Note: If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

INITIALS:

 & 
Lessor & Government

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rsorrell