

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-06P-LMO21050
LEASE AMENDMENT	
ADDRESS OF PREMISES 777 NW Blue Parkway Ste. 3370 Lee's Summit, MO 64086-5799	PDN Number: PS0029286

THIS AMENDMENT is made and entered into between **KC Summit Technology LLC**

whose address is: 276 Riverside Dr. Ste. 2G
New York, New York 10025-5206

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

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to include the Preventative Maintenance Contract and procedures and address remaining change requests.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

1. The Lessor agrees to maintain the real property associated with this Lease by administering the Preventative Maintenance (PM) Contract attached to this Lease Amendment (LA) as Exhibit A as follows:
 - a. Invoices for completed work must be signed by a local [REDACTED] Representative.
 - b. Lessor is responsible for maintaining invoices and sending copies of invoices to the Lease Contracting Officer on a quarterly basis.
 - c. The current PM contract is an annual contract that begins November 1, 2014, and ends October 31, 2015.
 - d. Payment of the PM contract will be on a monthly basis with the rent payment. The annual amount of the November 2014 contract is \$41,104.00
 - e. Lessor is responsible for ensuring that all PM services approved in the contract are administered.
 - f. Lessor is responsible for providing updated contract pricing for review and approval to the Lease Contracting Officer no later than July 1 of each year. The next proposed contract will be due July 1, 2015, and begin on November 1,

This Lease [REDACTED] s.

All other [REDACTED] shall remain in force and effect.
IN WITNESS WHEREOF, the parties have subscribed their names as of the below date.

FOR THE LESSOR

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____ 12/5/14

FOR THE GOVERNMENT

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service, Real Estate Acquisition Division
Date: _____ 12/1/14

WITNESSES

Signature: _____
Name: _____
Title: Assistant
Date: _____ 12/5/14

2. This LA serves as the contractual approval for the following notice to proceed attached as Exhibit B:

CR 20&22	[REDACTED]	\$1,865.67	9.19.14
CR 23	Fiber Jumpers	[REDACTED]	10.1.14
CR 24	[REDACTED]	[REDACTED]	10.1.14

TOTAL = \$4,238.34

The Government shall reimburse the Lessor via a lump-sum payment not to exceed \$3,153,896.74 upon receipt of an original invoice. The Lessor shall not construct any tenant improvements not approved in writing by the Contracting Officer.

Invoice for payment shall be submitted directly to:

GSA Greater Southwest Finance Center electronically on the Finance Website at www.finance.gsa.gov.

Lessors who are unable to process the invoice electronically, may mail the original invoice to the following address:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181
 Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
 Attn: Matthew Helmering
 Real Estate Acquisition Division (6PRE)
 1500 E Bannister Rd.
 Kansas City, MO 64131

A proper invoice must include the following:


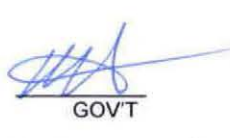
- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address; and a description, price, and quantity of the items delivered
- GSA PS# PS0029286

The invoice must be submitted on company letterhead.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Change orders or variances to the scope of work, without obtaining approval in writing by the Government's Contracting Officer, may be rejected by the Government.

The Lessor hereby waives restoration as a result of all improvements.

INITIALS:  LESSOR &  GOVT