

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LMO31010
LEASE AMENDMENT	
ADDRESS OF PREMISES: 3500 East 149 th Street, Suite 300 Kansas City, MO 64147-1302	PDN Number: N/A

THIS AMENDMENT is made and entered into between **CenterPoint Kansas City One, LLC**

whose address is: c/o CenterPoint Properties Trust, 1808 Swift Drive, Suite A, Oak Brook Illinois 60523-1501 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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 4/1/2014 as follows:

I. Paragraph One is amended as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at:

CenterPoint Intermodal Center, 3500 East 149th Street, Suite 300, Kansas City, MO 64147-1302

and more fully described in Section 1 and Exhibit A, together with the rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.


II. Section 1.07 DOCUMENTS INCORPORATED INTO THE LEASE is amended as follows:


The following documents are incorporated into and made part of the Lease:


- a. Legal Description dated December 5, 2013 – Revised Exhibit A – 1 page, attached
- b. Site Plan dated January 13, 2014 - Revised Exhibit C – 2 pages, attached
- c. Project Schedule dated February 26, 2014 – Exhibit I – 1 page, attached

This Lease Amendment contains {6} pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR 
 Signature: _____
 Name: _____
 Title: _____
 Entity Name: CenterPoint Kansas City One, LLC (by CenterPoint Properties Trust, its Manager)
 Date: _____

FOR THE GOVERNMENT 
 Signature: _____
 Name: _____
 Title: _____
 Date: 4/24/14

WITNESSED FOR THE LESSOR BY: 
 Signature: _____
 Name: Michael Tortorelli
 Title: Senior Vice President, Treasurer
 Date: 4/15/14


III. Section 1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012), E. Loading Dock and Bays is amended as follows:

At a minimum, a truck turning radius of 160' and a minimum of three (3) bays.

IV. Project Schedule:

The parties intend that the leased premises shall be substantially complete and delivered by the Lessor for acceptance of the Government no later than December 16, 2014, as captured in Exhibit I, Project Schedule. In the event of Government delay, such that the impact of such delay is that the Lessor is prevented from completing the work required by December 16, 2014, the Lessor shall provide written notice of such delay to the Government within 10 days of said delay. Such claim of delay will be reviewed by the Contracting Officer. If all conditions of occupancy are met, except for the impact of the Government's delay, rental payments shall commence. Any delays by local government authorities in issuing permits, providing inspections or issuing occupancy permits shall be deemed as an excusable delay under this Lease, and the Lessor shall not be deemed in default if the Government's acceptance of the premises is delayed by such excusable delay.

The actual commencement date of the Lease will be set forth in a Lease Amendment upon substantial completion and formal acceptance of the space by the Government.

INITIALS: ^{Mm}
MFM & 
LESSOR GOVT