

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-06P-31014
ADDRESS OF PREMISES PRAIRIE VIEW BUSINESS CENTER 10300-10316 NW PRAIRIE VIEW ROAD KANSAS CITY, MO 64153-1301	PDN Number: N/A

THIS AMENDMENT is made and entered into between **PRAIRIE VIEW BUSINESS CENTER, LLC**

whose address is: 11415 W 87TH TERRACE
OVERLAND PARK, KS 66214-3212

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended as follows:

The purpose of the Lease Amendment (LA) number 2 is reconcile the tenant improvement allowance, document approved changed orders and establish full rent payment.

1. Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012) is hereby deleted and replaced and replaced with the following:

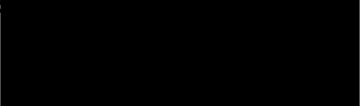
A. The Government shall pay the lessor annual rent, payable in monthly installments in arrears, at the following rates:

	June 1, 2014 – November 7, 2018	November 8, 2018 – November 7, 2023
	Annual Rent	Annual Rent
SHELL RENT ¹	\$546,650.00	\$573,982.50
OPERATING COSTS ²	\$327,990.00	\$327,990.00
TENANT IMPROVEMENTS	\$73,028.04	\$0.00
TOTAL ANNUAL RENT	\$947,668.04	\$901,972.50

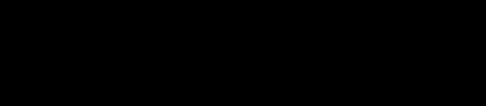
This Lease Amendment contains 2 pages.

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: MITCHELL IVELIA
 Title: managing member
 Entity Name: Prairie View Business Center LLC
 Date: 6/17/14

FOR THE GOVERNMENT


Signature: 
 Name: Katherine M. Swan
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 6/19/14

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Bookkeeper
 Title: Bookkeeper
 Date: 6-17-14

1. Shell rent (Firm Term) calculation: \$10.00 per RSF multiplied by 54,665 RSF
 2. Shell rent (Non Firm Term) calculation: \$10.50 per RSF multiplied by 54,665 RSF
 3. Operating Costs rent calculation: \$6.00 per RSF multiplied by 54,665 RSF
 4. The Tenant Improvement Allowance of \$275,215.00 is amortized at a rate of 8% per annum over 54 months.
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- B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 47,671.00 ABOA SF base upon the methodology outlined under the "Payment" clause of GSA Form 3517.
 - C. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.
 - D. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the lessor, both payee and Lessor must be registered in CCR.
 - E. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:
 1. The leasehold interest in the Property described in the paragraph entitled "The Premises."
 2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
 3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.
 - H. Parking shall be provided at a rate of \$0.00 per parking space per month (structured/inside), and \$0.00 per parking space per month (surface/outside).
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2. On February 10, 2014 a Notice to Proceed for the remodel of [REDACTED] was issued for a total of \$223,856.00. The following change orders were approved:
 1. Change order 1 – Replace HVAC Diffusers in the amount of [REDACTED] – Approved March 12, 2014
 2. Change order 2 – Install solid surface counter-tops for breakroom, cafeteria and lounge in the amount of [REDACTED] – Approved April 1, 2014
 3. Change order 3 – Remove and replace benches in exam room in the amount of [REDACTED] – Approved April 17, 2014
 4. Change order 4 – Replace millwork and cabinets in the amount of [REDACTED] – Approved May 1, 2014
 5. Change order 5 – Additional building signage in the amount of [REDACTED] – Approved May 14, 2014

Total tenant improvements to be amortized in the rent \$275,215.00

INITIALS:  & 
LESSOR & GOV'T