

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 11

DATE
9/9/08

TO LEASE NO.
GS-06P-40004

333 W. Pershing Road, Kansas City, Missouri 64108

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

whose address is Pershing Road Development Company, LLC
a Missouri limited liability company
333 West 11th Street, Suite 101
Kansas City, Missouri 64105-1639

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, effective, _____ as follows:

The printed word "effective" immediately above was deleted prior to signature by either party.

The purpose of this Supplemental Lease Agreement (SLA) Number 11 is to provide for an Alteration for exterior emergency call boxes and evacuation egress paths and call boxes located at the [redacted] Complex, 333 W. Pershing Road, Kansas City, Missouri. The scope of work shall be completed in two phases, consisting of design and construction of the alteration. Phase I, design portion of the alteration, shall occur first to provide for construction drawings and an accurate cost for the construction portion of the alteration. Once the construction cost is determined, a subsequent Supplemental Lease Agreement shall be completed to provide for the remain scope of work, Phase II.

1. The Lessor agrees to perform the design and alterations as contained in the attached Scope of Work and General Project Description, marked Exhibits "A-11" and "B-11" consisting of three (3) sheets each, and "C-11" consisting of one (1) sheet, attached. All work shall be completed on weekdays during normal working hours beginning 7:00AM to 4:30PM unless instructed differently by the Government. Prior to start of work, the contractor shall coordinate the work with GSA and Rick Bean, Sr. Physical Security Specialist at 816-291-9517. The contractor must provide pictured badged employees who have completed the "PIV" process, to escort or monitor their non-picture badged workers. Work for Phase I is to be completed no later than Wednesday, September 10, 2008.

(See Sheet 2A, and Exhibits "A-11", "B-11", & "C-11" attached)

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 above date.

LESSOR Pershing Road Development Company, LLC

BY [redacted] _____
(Signature)

(Title)

IN PRESENCE OF _____
(Signature)

(Address)

UNITED STATES OF AMERICA

B [redacted] _____
(Signature)

U.S. GENERAL SERVICES ADMINISTRATION
Public Buildings Service, West Leasing Service Branch

Marsha Green
Contracting Officer (Official Title)

2. The Lessor shall furnish all parts, tools, labor, equipment, and materials required to perform the entire job. All work shall be accomplished in accordance with local code and in accordance with the best practices of the trade and in a manner acceptable to the Government. All electrical alterations shall be done in accordance with local codes. All work areas shall be left free of debris at the completion of the work.

3. Upon completion of Phase I, design/construction drawings of the alteration, the Government shall pay the Lessor \$16,100.00. Payment shall be paid in accordance with the Prompt Pay Act and will become due thirty (30) days from completion of the work, to the satisfaction of and acceptance by the Government upon receipt of an invoice from the Lessor. Phase II cost shall be determined at a later date and will be established by a subsequent Supplemental Lease Agreement.

Original Invoice: General Services Administration
Finance Division (7BCP)
P.O. Box 17181
Ft Worth, TX 76102-0181
Telephone (817) 334-2397

Copy To: General Services Administration
Marsha Green, Contracting Officer
Realty Services Division (6PWL)
Public Buildings Service
1500 East Bannister Road
Kansas City, MO 64131-3088

A proper invoice must include:

- Write Act #PS0011760 at top of the invoice for Phase I.
- Name of the Lessor as shown on the lease and invoice date.
- Remit To Address: As follows: Pershing Road Development Company, LLC
a Missouri limited liability company, 333 West 11th Street, Suite 101, Kansas City, Missouri 64105-1639
- Lease Contract Number, Supplemental Lease Agreement Number, and Building Address.
- Description, price and quantity of property and services actually delivered or rendered.

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

4. Upon termination of the Lease and in the event the Government elects not to remove the alterations, additions and fixtures installed pursuant to this agreement, the Lessor may not require the Government to restore premises to condition provided for in original plans and specifications. However, in the event said alterations, additions and fixtures are removed by the Government, the Government agrees to restore premises to condition provided in original plans and specifications at commencement of its occupancy minus elements or circumstances over which the Government has no control, or pay in lieu thereof the difference between the fair market value of the property in its unrestored condition and its value in a restored condition.

INITIALS: &
LESSOR GOVT

SHEET 2A
SLA #11
GS-06P-40004