

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 16	TO LEASE NO. GS-06P-40004	DATE MAY 06 2010	PAGE 1
--	------------------------------	---------------------	-----------

ADDRESS OF PREMISES
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.


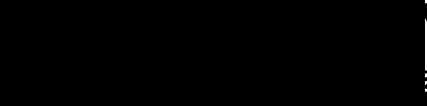
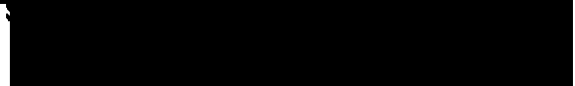
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective _____, as follows:

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

1. In accordance with Paragraph 3.4(C)(E) of the Lease, effective December 1, 2009 the Service Agreement Rent (SAR) for Year 4 is \$10.33 prsf and shall be adjusted effective May 1, 2010 rental payment. The Government shall pay a lump sum payment for additional Service Agreement Rent in the amount of \$23,750 for December 1, 2009 through April 30, 2010. The Government shall also receive a lump sum credit for Service Agreement Rent true up for December 1, 2008 through November 30, 2009 in the amount of \$169,380. The total May 2009 rental payment including the lump sum reconciliations shall be \$2,887,720.

2. Effective December 1, 2009, the annual rent is \$36,400,200 or \$3,033,350 per calendar month, paid in arrears. The Base Rent is \$24,624,000 (\$21.60 prsf) and the Service Agreement Rent is \$11,776,200 (\$10.33 prsf). The rent is subject to Service Agreement Rent (SAR) annual adjustments, as set forth in the lease, effective upon the anniversary date.

LESSOR:

SIGNATURE 	NAME OF SIGNER Kenneth V. Hager
ADDRESS 333 W. 11th St., Suite 500, Kansas City, MO 64105	
SIGNATURE 	NAME OF SIGNER Tim W. Baker
UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION PBS/REALTY SERVICES	
SIGNATURE 	NAME OF SIGNER Brian K. Dunlay
	OFFICIAL TITLE OF SIGNER Contracting Officer