

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-06P-LMO51000
ADDRESS OF PREMISES  11224 Holmes Road Kansas City, MO 64131-3626	PDN Number: <b>PS0042030</b>

**THIS AMENDMENT** is made and entered into between **11224 Holmes Building JV, LLC**

whose address is: 2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108-4623

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

**WHEREAS**, the parties hereto desire to amend the above Lease to establish the Preventative Maintenance costs, backup and process for invoicing.

Exhibits A through H of this Lease Amendment are in addition to, and not in replacement of the Exhibits of the original Lease or Lease Amendments 1-6, which remain in effect, except as expressly amended here.

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 upon execution by the Government as follows:

1. The Lessor agrees to maintain the real property associated with this Lease by administering the Preventative Maintenance (PM) as outlined in the attached Exhibits.
  - a. The PM reports/results for completed work must be signed by a Lessor's Representative and a Local [REDACTED] Representative. The Lessor is responsible for coordinating this with the Local [REDACTED] Representative.
  - b. The Lessor is responsible for maintaining invoices and sending copies of the invoices and reports to the GSA Kansas City South Field Office. This is required for payment. Also, please reference Paragraph 4 below for additional instructions to submit invoices for payment.
  - c. Payment of the PM contract will be on a quarterly basis.
  - d. The Lessor is responsible for ensuring that all PM services that are approved in the contract are administered.

This Lease Amendment contains 3 pages and Exhibits A through H.

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: [REDACTED]  
Name: Kevin Curtin  
Title: Manager  
Entity Name: 11224 Holmes Building JV, LLC  
Date: 9/3/18

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: Joseph J. Schurle  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 6P1RE  
Date: 9/6/18

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
Name: Anheia Braun  
Title: Administrative Asst.  
Date: 9/4/18

- e. The Lessor shall work directly with the Local [REDACTED] Representative if a repair or replacement of equipment comes up during the Lease term. [REDACTED] will then submit an official request as a project to the GSA Kansas City South Field Office.
2. The schedule for Preventative Maintenance costs is listed below. Please reference Exhibit A for the quarterly schedule in Year 1. The Lessor shall submit the updated quarterly schedule annually to the GSA Lease Contracting Officer and the GSA Kansas City South Field Office. This shall be due by September 1<sup>st</sup> of each year.

Term	Reference	Annual Amount
November 28, 2017 – November 27, 2018	Exhibit B	\$33,690.00
November 28, 2018 – November 27, 2019	-	\$34,700.70 <sup>1</sup>
November 28, 2019 – November 27, 2020	-	\$35,741.72 <sup>1</sup>
November 28, 2020 – November 27, 2021	-	\$36,813.97 <sup>1</sup>
November 28, 2021 – November 27, 2022	-	\$37,918.39 <sup>1</sup>
November 28, 2022 – November 27, 2023	-	\$39,055.94 <sup>1</sup>
November 28, 2023 – November 27, 2024	-	\$40,227.62 <sup>1</sup>
November 28, 2024 – November 27, 2025	-	\$41,434.45 <sup>1</sup>
November 28, 2025 – November 27, 2026	-	\$42,677.48 <sup>1</sup>
November 28, 2026 – November 27, 2027	-	\$43,957.81 <sup>1</sup>
November 28, 2027 – November 27, 2028	-	\$45,276.54 <sup>1</sup>
November 28, 2028 – November 27, 2029	-	\$46,634.84 <sup>1</sup>
November 28, 2029 – November 27, 2030	-	\$48,033.88 <sup>1</sup>
November 28, 2030 – November 27, 2031	-	\$49,474.90 <sup>1</sup>
November 28, 2031 – November 27, 2032	-	\$50,959.14 <sup>1</sup>

1- A Lease Amendment will be fully executed annually to account for the annual PM costs. This is required for the quarterly payments to continue.

3. Preventative Maintenance and Periodic Testing:

Equipment was added during the Post Award Phase of the design and construction of the Government's space. Please reference Exhibit C for the list of additional equipment. Please reference Exhibit D for the site plan showing the location of the exterior equipment. Please reference Exhibit E for the UPS/Battery backup information. Please reference Exhibit F for the Emergency Generator backup. Please reference Exhibit G for the Preventative Maintenance of the HVAC equipment.

Please reference Exhibit H for the location of the 19 Security Cameras that were originally provided by the Lessor as a part of the Lease. Security Cameras that are not identified on these drawings are a part of the Preventative Maintenance and Periodic Testing as outlined in the paragraphs above.

4. Lump Sum Payment(s)

Per Paragraph 1 above, the Government agrees to compensate the Lessor in quarterly lump sum payments.

Payment is contingent upon receipt of a proper invoice, which shall include:

- **PDN # PS0042030**
- Name of the Lessor as shown on the Lease and invoice date.
- Lease contract number (GS-06P-LMO51000), Lease Amendment No. 7, building address, and a description, price, and quantity of the items delivered.
- Name, title, phone number, and mailing address of person to be notified in the event of a defective invoice.

INITIALS: KE & JK  
LESSOR & GOV'T

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

To invoice electronically for the lump sum payment please visit [finance.gsa.gov](http://finance.gsa.gov). To invoice by mail please follow the instructions below.

The original invoice is to be sent to:

GSA, FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, Texas 76102-0181

INITIALS: Kr & H  
LESSOR GOV'T