

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS- 06P-99037

ADDRESS OF PREMISES

150 Space Center Loop, Lee's Summit, Missouri

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

whose address is Space Center Kansas City, Inc.  
1500 West GeoSpace Drive  
Independence, MO 64056

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

1. Upon completion of the build-out and occupancy by the Government, the Lessor hereby leases to the Government a maximum of 72,500 additional rentable square feet of expansion space described in exhibit "A" which is attached hereto and made part of the lease. The actual square feet will be mutually determined and established with a Supplemental Lease Agreement upon acceptance of the space by the Government. The space will be occupied by [redacted] for Stack room IV, and built out to specifications contained in the "National Record Center scope of work" which is attached hereto and made part of the lease. The common area factor for space under this lease is 1.0, Rentable sf = Usable sf.

2. The architectural and engineering firm of ASCG, who provided exhibit "A", will provide building design and construction management services, and coordinate with the Lessor's construction staff to insure compliance with [redacted] requirements, and local building codes.

3. Based on a maximum of 72,500 rentable square feet, the Government will pay the Lessor annual rent on Stack room IV as follows:

- Annual Shell: \$358,875.00 or \$4.95/SF (includes \$.40/SF to be applied to property tax obligations defined in SLA 6)
- Operating rent: \$210,698.97 (amount includes CPI adjustments through 10/15/05 or \$2.9061926/SF and is subject to future adjustments)

(See attached Sheet 2A, Exhibit "A", & Scope of Work)

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 Space Center Kansas City, Inc.

BY [redacted signature]  
IN PRES [redacted signature]  
(Signature)

PRESIDENT  
(Title)  
1500 W GEOSPAC DR. INDEP MO 64056  
(Address)

UNITED STATES OF AMERICA

BY [redacted signature]  
(Signature)

General Services Administration, Public Buildings Service  
East Leasing Services Branch  
Contracting Officer  
(Official Title)

4. Paragraph 4 of the said lease as amended is further amended to add the following: The Stack Room IV space added under this Supplemental Lease Agreement (SLA) may be terminated in whole or part effective on or after midnight October 15, 2015, by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of mailing. **On or after October 15, 2015, if Stack Room IV is terminated, Stack Rooms I, II, and III must be terminated concurrently.** All other termination rights under this lease remain in full force and effect for all other space.

5. The Base Cost of Services remains \$2.45461502 per rentable square foot (or \$177,959.59 based on a maximum rentable square feet for Stack room IV of 72,500) with the base year remaining at 10/1999.

6. The above rental amounts assume the maximum square feet of 72,500 for Stack room IV which will be determined by SLA upon acceptance of the space as noted in paragraph 1 above, and should the square feet be less, the rental amounts will be adjusted according to the actual square feet delivered.

7. Upon acceptance of the space by the Government, the above rental amounts will be added to the current annual rent and documented by an SLA

8. The Lessor will provide as part of the rental rates for the entire space the following maintenance items that will be incorporated into the schedule of periodic services to the Government.

1. Monthly (10 months only) carpet cleaning of the main hallway.
2. Removal and replacement of twenty-three each 85% filters in [REDACTED] HVAC units, once every ~~four~~ <sup>THREE</sup> months.

The cost of the above two (2) services is \$17,315 annually and will be added to the new base cost of services when established upon acceptance of the space and documented in an SLA.

9. The Lessor will be paid a lump sum amount of \$250,000 to provide, install, and maintain tenant specific sprinkler and fire alarm upgrades upon inspection and acceptance by the Government.

INITIALS: MA & BBB  
Lessor Government

Sheet 2A  
Lease No. GS-06P-99037  
SLA #16