

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> <b>NO. 8</b>	<b>DATE</b> <b>AUG 18 2002</b>
		<b>TO LEASE NO.</b> <b>GS- 06P-99037</b>
<b>ADDRESS OF PREMISES</b>  <b>150 Space Center Loop, Lee's Summit, Missouri 64064</b>		
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="margin-left: 40px;">Space Center Kansas City, Inc. a Minnesota Corporation</p> <p>whose address is <span style="margin-left: 40px;">1500 West GeoSpace Drive Independence, Missouri 64056</span></p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, <del>effective</del> _____, as follows:</p> <p style="margin-left: 40px;">The word "effective", immediately above, was deleted prior to signature by either party.</p> <p style="margin-left: 40px;">This Supplemental Lease Agreement Number 8 provides for the following:</p> <ol style="list-style-type: none"> <li>The Government chooses to exercise the remaining 29,500 rentable square feet of option space at the specified terms and rates in the subject lease. The option space is designated as Stack Room III.</li> <li>In addition to the 29,500 square feet of option space, the Government is expanding Stack Room III by 2,500 rentable square feet. The space is subject to mutual measurement by the Lessor and Government; however, the maximum square footage the Government will pay for Stack Room III is 32,000 square feet.</li> <li>The Government shall pay the Lessor \$4.00 per rentable square foot for the said expansion space (2,500 sq.ft.) upon acceptance by the Government, which is scheduled for September 30, 2002.</li> <li>Both the option term and expansion space term will be coterminous with the original Lease.</li> </ol> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<b>LESSOR Space Center Kansas City, Inc.</b> <b>a Minnesota Corporation</b>		
BY _____ _____ _____	_____ _____ _____	_____ _____ _____
	_____ (Title)	_____ (Address)
UN BY _____	General Services Administration, Public Buildings Service East Leasing Services Branch Contracting Officer _____ (Official Title)	

4. Paragraph 14, of sheet 2C, of the Lease is amended as follows:

Effective September 1, 2002, the new base rent for operating costs for the 241,800 rentable square feet is \$593,525.91 annually and subject to annual adjustments as stated in the Miscellaneous Section, Paragraph 2.5.

5. Paragraph 15.A is amended as follows:

For tax purposes, the Government is paying 40 cents per rentable square foot in the base rent or \$96,720.00 annually.

6. All work described in this Supplemental Lease Agreement shall be provided, installed and maintained.

7. The Lessor waives restoration for the alterations associated with this Supplemental Lease Agreement.

8. The carpet shall meet the following specifications: *Carpet Tile Specification*

- Construction	Tufted, Textured, Loop Pile
- Face Fiber	100% Quattra Certified Commercial Nylon
- Soil Protectant	Quattra Guard
- Antimicrobial	Quattra Fresh
- Dye Method	Advanced Millitron
- Gauge	1/10 in. (39.4/10 cm.)
- Rows	14.4/in. (56.7/10 cm.)
- Tufts	143.9/sq.in. (2230.3/100 sq.cm.)
- Standard Backing	PVC-Free, UNDERSCORE cushion
- Nominal Total Thickness	0.343 in (8.6 mm.)
- Total Weight	99.9 oz./sq.yd. (3.387.4 g./sq.m.)
- Tile Size	36X36 in. (914.4X914.4 mm.)
- Flammability (Radiant Panel ASTM-E-648)	≥0.45 (Class 1)
- Smoke Density (NFPA-258-T or ASTM-E-662)	≤450
- Methenamine Pill Test (CPSC FF-1-70 or ASTM:D:2859)	Self-Extinguishing
- Light fastness (AATCC-16E)	≥4.0 at 80 hrs.
- Crocking (AATCC-165)	≥4.0 wet or dry

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- Static Electricity (AATCC-134) 20% R.H.70 F. ≤3.5 KV
  - Dimensional Stability – Aachener-Test (DIN Standard 54318) ≤0.2%
  - Recommended Maintenance MilliCare
  - CRI indoor Air Quality Product Type 12200793
  - Appearance Retention Rating for Federal Government (CRI TM 101) Heavy Use
  - Carpet shall be guaranteed to be dimensionally stable and not cup, dish, dome, stretch, or shrink.
  - Install carpet in accordance with the manufacturer's printed instruction.
  - Carpet tiles meeting hard surface flooring shall be finished with moldings. Carpet tiles meeting walls shall be furnished with baseboards.
  - Provide 10% extra tiles in addition to the quantity required for installation, for replacement purposes.
  - Deliver 3 copies of manufacturer's maintenance instructions to the Government.
  - Lessor may be required to provide certification of the physical properties of the carpet.
9. In addition to the existing cleaning requirements, high dusting shall be performed once per year. High dusting means all wall surfaces and pillars above 70". Cleaning shall be performed during the hours of 3:00 p.m.– 6:00 p.m. The person cleaning the space shall be a U.S. citizen and will need to be escorted.
10. An allowance of \$200,000 is being provided (in the rental listed above) to the Government for electrical distribution for the space. Actual subcontractor invoices shall be provided to the Government to determine if the Government has gone over or under their allowance. If the Government has gone over the allowance, the Government will have to pay the additional costs. If the Government costs are under the allowance, the Government will receive a credit.
11. In addition, credits shall be given to the Government for the cost difference for providing and installing 2 -hour block wall versus 4 -hour block wall.

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