

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**

DATE OF LEASE May 14, 2015 LEASE NO. LMO51012

THIS LEASE, made and entered into this date by and between [REDACTED] /KC LLC

whose address is 24 Usonia Road  
Pleasantville, New York 10570-2617

and whose interest in the property hereinafter described is that of **OWNER**

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

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 55,831 rentable square feet (RSF) of office, laboratory, storage and related space, which yields 55,831 ANSI/BOMA Office Area square feet (USF) of space at 10383 N. Executive Hills Boulevard, Kansas City, MO 64153-1377 to be used for such purposes as determined by the General Services Administration. Approximately 1,617 RSF yielding 1,617 ABOA is storage space. Included in the rent at no additional cost to the Government are 110 on-site surface parking spaces for the exclusive use of Government employees and patrons and at least 11 on-site designated surface parking spaces (1 for an official vehicle and 10 for visitors.)

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 1, 2015 through August 28, 2032.

3. This lease is not subject to termination or renewal rights.

4. The Government shall pay the Lessor monthly in arrears in accordance with the attached tables:

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

[REDACTED]

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**

SIGNATURE [REDACTED] NAME OF SIGNER Joshua Podell

ADDRESS 24 USONIA RD PLEASANTVILLE NY 10570



IN THE [REDACTED] NAME OF SIGNER RONI PODELL

**UNITED STATES OF AMERICA**

SIGNATURE [REDACTED] NAME OF SIGNER Shenika M. T. Kuchar  
OFFICIAL TITLE OF SIGNER Contracting Officer

5. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
  - A. Those facilities, services, supplies, utilities, and maintenance in accordance with Lease No. GS-06P-70058 and Lease Amendments 1 through 13 which are all attached to and made part of this superseding lease LMO51012.
6. The following are attached and made a part hereof:
  - A. Lease GS-06P-70058;
  - B. Lease Amendments 1 through 13 to Lease No. GS-06P-70058
7. Rent specified on the attached rent tables includes annual amortized tenant improvement costs as follows:  
April 1, 2015 through March 17, 2026 \$973,124.27;  
March 18, 2026 through October 27, 2026 \$759,529.78;  
October 28, 2026 through February 20, 2027 \$453,607.79;  
February 21, 2027 through August 28, 2027 \$315,463.56;  
August 29, 2027 through March 17, 2031 \$106,898.13;  
March 18, 2031 through August 28, 2032 \$0.00.
8. For tax purposes the percentage of Government occupancy is established as 100 percent. (55,831 RSF / 55,831RSF)
9. The tax base is established as \$119,387.60.
10. The operating cost escalation base is established as \$417,346.70 per annum. The operating cost escalation base consists of the following two components, the operating cost base for occupied space which is \$410,525.30 and the operating cost base for unoccupied space which is \$6,821.40.
11. The base year for operating costs escalations is April 1, 2015.
12. The common area factor is established as 1.00. (55,831 RSF / 55,831 USF)
13. Upon the effective date of superseding Lease LMO51012, Lease GS-06P-70058 is effectively terminated.
14. The Lessor hereby waives restoration as a result of all improvements.

INITIALS:

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LESSOR & GOVT

