

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-06P-LMO51012
ADDRESS OF PREMISES 10383 N. Executive Hills Boulevard, Kansas City, Missouri	PDN Number:

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

whose address is: 24 USONIA ROAD
PLEASANTVILLE, NY 10570-2617

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 a new shell rent.

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

The purpose of this Lease Amendment (LA) Number three (3) is to address a change in use of space.

- Effective April 1, 2015 the operating hours of the lease will be modified. The new operating hours that the lessor will provide services for are 6:00 AM to 6:00 PM. The rent will be modified accordingly. The actual change in operating hours occurred August 1, 2014 under superseded lease GS-06P-70058. A lump sum in the amount of \$12,203.36 will be provided to cover the rent associated with the superseded lease.
- Paragraph 4 of Standard Form 2 of the subject lease is further amended as follows:

The Government shall pay the Lessor annual rent at the monthly rate in arrears as follows:

SEE ATTACHED RENTAL RATE SPREADSHEET ON PAGES 3 and 4

This Lease Amendment contains 4 pages.

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: JOHN W. PODELL
 Title: MANAGING PARTNER
 Entity Name: USDA KC LLC
 Date: 8/25/2015

FOR THE

[REDACTED]
 Signature: [REDACTED]
 Name: JOSEPH R. WOODRUFF
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 8/31/15

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: RONI PODELL
 Title: PARTNER
 Date: 8/25/2015

JP

Rental amounts were determined by physical mutual measurement and based on the rate per ABOA (formerly referred to as USF) as noted on the attached spreadsheet, and in accordance with Paragraph 26 Payment and the General Clauses. Rent for a lesser period should be prorated. Rent checks shall be made payable to:



INITIALS: JP & KW
LESSOR GOVT

Superseding Lease LMO51012 Rent Summary - April 1, 2015 through February 20, 2027											
Occupied SF 54,214			Occupied SF 550			Storage SF 1,067			Total SF 55,831		
April 1, 2015 - March 17, 2026			April 1, 2015 - March 17, 2026			April 1, 2015 - March 17, 2026			April 1, 2015 - March 17, 2026		
	Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount
Shell	\$ 19.57	\$ 1,060,742.67	Shell	\$ 19.57	\$ 10,761.21	Shell	\$ 7.74	\$ 8,258.58	Shell	\$ 19.34	\$ 1,079,762.46
TI	\$ 17.95	\$ 973,124.27	TI		\$ -	TI	\$ -	\$ -	TI	\$ 17.43	\$ 973,124.27
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 4,345.10	BCOS	\$ 4.55	\$ 4,851.03	BCOS	\$ 7.84	\$ 437,496.31
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
Total Rent	\$ 45.42	\$ 2,462,167.12	Total Rent	\$ 27.47	\$ 15,106.31	Total Rent	\$ 12.29	\$ 13,109.61	Total Rent	\$ 44.61	\$ 2,490,383.04
Occupied SF 54,214			Occupied SF 550			Storage SF 1,067			Total SF 55,831		
March 18, 2026 - October 27, 2026			March 18, 2026 - October 27, 2026			March 18, 2026 - October 27, 2026			March 18, 2026 - October 27, 2026		
	Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount
Shell	\$ 19.06	\$ 1,033,115.62	Shell	\$ 19.06	\$ 10,480.94	Shell	\$ 7.74	\$ 8,258.58	Shell	\$ 18.84	\$ 1,051,855.14
TI	\$ 14.01	\$ 759,529.78	TI		\$ -	TI	\$ -	\$ -	TI	\$ 13.60	\$ 759,529.78
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 4,345.10	BCOS	\$ 4.55	\$ 4,851.03	BCOS	\$ 7.84	\$ 437,496.31
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
Total Rent	\$ 40.97	\$ 2,220,945.58	Total Rent	\$ 26.96	\$ 14,826.04	Total Rent	\$ 12.29	\$ 13,109.61	Total Rent	\$ 40.28	\$ 2,248,881.23
Occupied SF 54,214			Occupied SF 550			Storage SF 1,067			Total SF 55,831		
October 28, 2026 - February 20, 2027			October 28, 2026 - February 20, 2027			October 28, 2026 - February 20, 2027			October 28, 2026 - February 20, 2027		
	Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount
Shell	\$ 18.71	\$ 1,014,436.28	Shell	\$ 18.71	\$ 10,291.44	Shell	\$ 7.74	\$ 8,258.58	Shell	\$ 18.50	\$ 1,032,986.30
TI	\$ 8.37	\$ 453,607.79	TI		\$ -	TI	\$ -	\$ -	TI	\$ 8.12	\$ 453,607.79
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 4,345.10	BCOS	\$ 4.55	\$ 4,851.03	BCOS	\$ 7.84	\$ 437,496.31
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
Total Rent	\$ 34.98	\$ 1,896,344.25	Total Rent	\$ 26.61	\$ 14,636.53	Total Rent	\$ 12.29	\$ 13,109.61	Total Rent	\$ 34.46	\$ 1,924,090.39
Superseding Lease LMO51012 Rent Summary - February 21, 2027 through August 28, 2032											
Occupied SF 54,214			Occupied SF 550			Storage SF 1,067			Total SF 55,831		
February 21, 2027 - August 28, 2027			February 21, 2027 - August 28, 2027			February 21, 2027 - August 28, 2027			February 21, 2027 - August 28, 2027		
	Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount
Shell	\$ 18.54	\$ 1,005,147.78	Shell	\$ 18.54	\$ 10,197.21	Shell	\$ 7.74	\$ 8,258.58	Shell	\$ 18.33	\$ 1,023,603.57
TI	\$ 5.82	\$ 315,463.56	TI		\$ -	TI	\$ -	\$ -	TI	\$ 5.65	\$ 315,463.56
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 4,345.10	BCOS	\$ 4.55	\$ 4,851.03	BCOS	\$ 7.84	\$ 437,496.31
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
Total Rent	\$ 32.26	\$ 1,748,911.52	Total Rent	\$ 26.44	\$ 14,542.30	Total Rent	\$ 12.29	\$ 13,109.61	Total Rent	\$ 31.82	\$ 1,776,563.43
Occupied SF 54,214			Occupied SF 550			Storage SF 1,067			Total SF 55,831		
August 29, 2027 - March 17, 2031			August 29, 2027 - March 17, 2031			August 29, 2027 - March 17, 2031			August 29, 2027 - March 17, 2031		
	Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount
Shell	\$ 18.54	\$ 1,005,147.78	Shell	\$ 18.54	\$ 10,197.21	Shell	\$ 7.74	\$ 8,258.58	Shell	\$ 18.33	\$ 1,023,603.57
TI	\$ 1.97	\$ 106,898.13	TI		\$ -	TI	\$ -	\$ -	TI	\$ 1.91	\$ 106,898.13
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 4,345.10	BCOS	\$ 4.55	\$ 4,851.03	BCOS	\$ 7.84	\$ 437,496.31
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
Total Rent	\$ 28.41	\$ 1,540,346.09	Total Rent	\$ 26.44	\$ 14,542.30	Total Rent	\$ 12.29	\$ 13,109.61	Total Rent	\$ 28.08	\$ 1,567,998.00

Initials: &
 Lessor Govt

Occupied SF 54,214			Occupied SF 550			Storage SF 1,067			Total SF 55,831		
March 18, 2031 - August 28, 2032			March 18, 2031 - August 28, 2032			March 18, 2031 - August 28, 2032			March 18, 2031 - August 28, 2032		
	Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount
Shell	\$ 18.54	\$ 1,005,147.78	Shell	\$ 18.54	\$ 10,197.21	Shell	\$ 7.74	\$ 8,258.58	Shell	\$ 18.33	\$ 1,023,603.57
TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ -	\$ -
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 4,345.10	BCOS	\$ 4.55	\$ 4,851.03	BCOS	\$ 7.84	\$ 437,496.31
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
Total Rent	\$ 26.44	\$ 1,433,447.96	Total Rent	\$ 26.44	\$ 14,542.30	Total Rent	\$ 12.29	\$ 13,109.61	Total Rent	\$ 26.17	\$ 1,461,099.87


