

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 6
	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 six (6) is to address an increase in square footage.

1. Effective March 7, 2016 the square footage will increase 413 USF. The new total square footage will be 56,244 USF.
2. 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: [REDACTED]  
 Title: CO-MANAGER  
 Entity Name: USDA KC LLC  
 Date: 4/4/2016

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
 Name: ADRYL E. ROBERTS  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service, 6P1RW  
 Date: 4/5/2016

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: RONI PUSELL  
 Title: CO-MANAGER  
 Date: 4/4/2016

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:

[REDACTED]

INITIALS:

OP  
LESSOR

&

KEA  
GOVT

**Superseding Lease LMO51012 Rent Summary - March 7, 2016 through February 20, 2027**


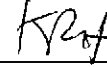
Occupied SF 54,214			Occupied SF 2,030			Storage SF 0			Total SF 56,244		
March 7, 2016 - March 17, 2026			March 7, 2016 - March 17, 2026			March 7, 2016 - March 17, 2026			March 7, 2016 - March 17, 2026		
	Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount		Rate	Annual Amount
Shell	\$ 19.57	\$ 1,060,742.67	Shell	\$ 19.57	\$ 39,718.66	Shell	\$ 7.74	\$ -	Shell	\$ 19.57	\$ 1,100,461.33
TI	\$ 17.95	\$ 973,124.27	TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ 17.30	\$ 973,124.27
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 16,037.36	BCOS	\$ 4.55	\$ -	BCOS	\$ 7.90	\$ 444,337.54
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
<b>Total Rent</b>	<b>\$ 45.42</b>	<b>\$ 2,462,167.12</b>	<b>Total Rent</b>	<b>\$ 27.47</b>	<b>\$ 55,756.02</b>	<b>Total Rent</b>	<b>\$ 12.29</b>	<b>\$ -</b>	<b>Total Rent</b>	<b>\$ 44.77</b>	<b>\$ 2,517,923.14</b>
Occupied SF 54,214			Occupied SF 2,030			Storage SF 0			Total SF 56,244		
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	\$ 38,684.19	Shell	\$ 7.74	\$ -	Shell	\$ 19.06	\$ 1,071,799.81
TI	\$ 14.01	\$ 759,529.78	TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ 13.50	\$ 759,529.78
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 16,037.36	BCOS	\$ 4.55	\$ -	BCOS	\$ 7.90	\$ 444,337.54
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
<b>Total Rent</b>	<b>\$ 40.97</b>	<b>\$ 2,220,945.58</b>	<b>Total Rent</b>	<b>\$ 26.96</b>	<b>\$ 54,721.55</b>	<b>Total Rent</b>	<b>\$ 12.29</b>	<b>\$ -</b>	<b>Total Rent</b>	<b>\$ 40.46</b>	<b>\$ 2,275,667.13</b>
Occupied SF 54,214			Occupied SF 2,030			Storage SF 0			Total SF 56,244		
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	\$ 37,984.76	Shell	\$ 7.74	\$ -	Shell	\$ 18.71	\$ 1,052,421.04
TI	\$ 8.37	\$ 453,607.79	TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ 8.06	\$ 453,607.79
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 16,037.36	BCOS	\$ 4.55	\$ -	BCOS	\$ 7.90	\$ 444,337.54
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
<b>Total Rent</b>	<b>\$ 34.98</b>	<b>\$ 1,896,344.25</b>	<b>Total Rent</b>	<b>\$ 26.61</b>	<b>\$ 54,022.12</b>	<b>Total Rent</b>	<b>\$ 12.29</b>	<b>\$ -</b>	<b>Total Rent</b>	<b>\$ 34.68</b>	<b>\$ 1,950,366.37</b>

*JP.*  
Lesor

*KCH*  
Govt

**Superseding Lease LMO51012 Rent Summary - February 21, 2027 through August 28, 2032**

Occupied SF 54,214			Occupied SF 2,030			Storage SF 0			Total SF 56,244		
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	\$ 37,636.96	Shell	\$ 7.74	\$ -	Shell	\$ 18.54	\$ 1,042,784.74
TI	\$ 5.82	\$ 315,463.56	TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ 5.61	\$ 315,463.56
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 16,037.36	BCOS	\$ 4.55	\$ -	BCOS	\$ 7.90	\$ 444,337.54
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
<b>Total Rent</b>	<b>\$ 32.26</b>	<b>\$ 1,748,911.52</b>	<b>Total Rent</b>	<b>\$ 26.44</b>	<b>\$ 53,674.32</b>	<b>Total Rent</b>	<b>\$ 12.29</b>	<b>\$ -</b>	<b>Total Rent</b>	<b>\$ 32.05</b>	<b>\$ 1,802,585.84</b>
Occupied SF 54,214			Occupied SF 2,030			Storage SF 0			Total SF 56,244		
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	\$ 37,636.96	Shell	\$ 7.74	\$ -	Shell	\$ 18.54	\$ 1,042,784.74
TI	\$ 1.97	\$ 106,898.13	TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ 1.90	\$ 106,898.13
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 16,037.36	BCOS	\$ 4.55	\$ -	BCOS	\$ 7.90	\$ 444,337.54
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
<b>Total Rent</b>	<b>\$ 28.41</b>	<b>\$ 1,540,346.09</b>	<b>Total Rent</b>	<b>\$ 26.44</b>	<b>\$ 53,674.32</b>	<b>Total Rent</b>	<b>\$ 12.29</b>	<b>\$ -</b>	<b>Total Rent</b>	<b>\$ 28.34</b>	<b>\$ 1,594,020.41</b>
Occupied SF 54,214			Occupied SF 2,030			Storage SF 0			Total SF 56,244		
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	\$ 37,636.96	Shell	\$ 7.74	\$ -	Shell	\$ 18.54	\$ 1,042,784.74
TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ -	\$ -	TI	\$ -	\$ -
BCOS	\$ 7.90	\$ 428,300.18	BCOS	\$ 7.90	\$ 16,037.36	BCOS	\$ 4.55	\$ -	BCOS	\$ 7.90	\$ 444,337.54
Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -	Taxes	\$ -	\$ -
<b>Total Rent</b>	<b>\$ 26.44</b>	<b>\$ 1,433,447.96</b>	<b>Total Rent</b>	<b>\$ 26.44</b>	<b>\$ 53,674.32</b>	<b>Total Rent</b>	<b>\$ 12.29</b>	<b>\$ -</b>	<b>Total Rent</b>	<b>\$ 26.44</b>	<b>\$ 1,487,122.28</b>

Initials  &   
 Lessor & Gov't

LMO51012  
 LA #6