

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 8	TO LEASE NO. GS-06P-70058	DATE JUN 10 2011	PAGE 1 of 2
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ADDRESS OF PREMISES  
10383 N. Executive Hills Boulevard, Kansas City, Missouri

**THIS AGREEMENT**, made and entered into this date by and between **Elman KC LLC, Josh KC LLC, and Roni KC LLC**

whose address is 100 North Centre Avenue, Suite 502  
Rockville Centre, New York 11570

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 reconcile lease commencement and tenant improvement costs for the building addition commonly referred to as Phase 1 space.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 18, 2011 as follows:

1. Paragraph 12 of Standard Form 2 of the subject lease is further amended as follows:

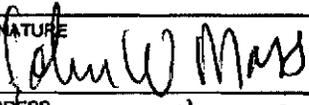
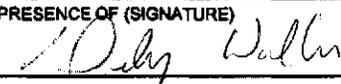
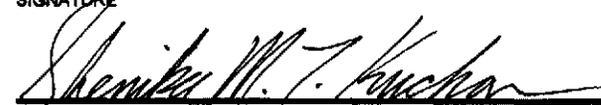
In accordance with SFO paragraph 3.5, Operating Costs, the escalation base for Phase 1 is established as \$6.78 per RSF /6.78 per USF, \$160,347.00 per annum.

2. The percentage of occupancy for Phase 1 is 42.7660 percent. (23,650 RSF / 55,301 RSF)

Continued on next page.

All other terms and conditions of the Lease shall remain in full force and affect.

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

<b>LESSOR</b>	
SIGNATURE 	NAME OF SIGNER JOHN W. MOSS
ADDRESS 100 North Centre Ave Suite 502 Rockville Centre NY 11570	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER DEBORAH WALKER
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER Shenika M.T. Kuchar
	OFFICIAL TITLE OF SIGNER Contracting Officer

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GSA Form 276 (REV. 12/2006)  
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3. The Annual Rent Summary immediately below summarizes and clarifies the annual rents for Phase 1 detailed in SLA 7.

Period	Shell	Annual Rent Summary			Total Annual Rent
		Operating Costs	Tenant Improvement	Taxes	
March 18, 2011 - March 17, 2012	\$252,182.36	\$160,347.00	\$320,492.61	\$10,879.00	\$743,900.97
March 18, 2012 - March 17, 2026	\$448,477.41	\$160,347.00	\$320,492.61	\$10,879.00	\$940,196.02
March 18, 2026 - March 17, 2031	\$420,970.15	\$160,347.00	\$106,898.13	\$10,879.00	\$699,094.28

4. The TI calculations for phases 1 through 3 are clarified below.

Phase 1 TI cost consists of three components listed below.

1. \$2,137,962.65 amortized over 20 years at 0%. (\$106,898.13 annually)
2. \$1,154,629.00 amortized over 15 years at 9.5%. (\$144,683.05 annually)
3. \$549,940.98 amortized over 15 years at 9.5%. (\$68,911.43 annually)

Phase 2 TI cost consists of two components listed below.

1. \$1373,843.00 amortized over 15 years at 9.5%. (\$172,152.09 annually)
2. \$250,000.00 amortized over 15 years at 9.5%. (\$31,326.74 annually)

Phase 3 TI cost consist 1 component listed below.

1. \$691,180.00 amortized over 15 years at 9.5%. (\$86,609.67 annually)

Initials:  & SK  
 Lessor Gov't

Page 2  
 GS-06P-70058  
 SLA #8