

AMENDMENT #2

THIS SECOND LEASE AMENDMENT is entered into and made as of the ____ day of March, 2015, by and between K.C. PARTNERS OAKTOWER LIMITED PARTNERSHIP ("Landlord") and JACKSON COUNTY, MISSOURI ("Tenant") for the benefit and use of Jackson County Prosecuting Attorney's Office, Family Support Division.

WITNESSETH:

WHEREAS, Landlord and Tenant have theretofore entered into an Original Lease dated August 30, 2006 and First Amendment effective January 1, 2013 (the "Lease") of Landlord's building commonly known as Oak Tower, 324 East 11th Street, Kansas City, Missouri 64106 (the "Premises"), upon terms and conditions described in said Lease; and

WHEREAS, Tenant desires to downsize the Premises and making other modifications to the Lease; and

WHEREAS, Landlord and Tenant desire to amend said Lease as described below;

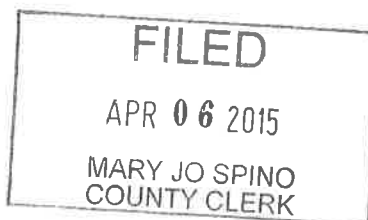
NOW, THEREFORE, in consideration of the mutual rents promised in this Second Lease Amendment and other good and valuable consideration, the receipt and adequacy of which is acknowledged by both parties, effective April 1, 2015 ("Effective Date"), it is mutually agreed by and between the parties as follows:

1. **Premises:** Effective April 1, 2015, the Premises shall consist of 16,476 rentable square feet on the 11th and 12th full floors. Prior to April 1, 2015, the Tenant shall deliver the entire 13th floor back to the Landlord, broom clean and free of all debris.
2. **Minimum Rent:** Effective April 1, 2015, the Base Rent for the remaining term of the Lease shall be payable monthly in advance in the amounts set forth below. Monthly Base Rent for the term shall be:

April 1, 2015 – December 31, 2016	=	\$14.35 / rsf	\$19,702.55 / month
January 1, 2017 – December 31, 2019	=	\$14.65 / rsf	\$20,114.45 / month
3. **Property Tax Adjustment:** Diminished Market Value Factor for Real Estate Property Taxes. The space allocated to the leasehold has been calculated to now be 14% of the total space available for leasing as of January 1, 2016. The leasehold under the circumstances of this lease has a diminished market value factor during the period of the leasehold. For purposes of biennial assessment valuation by the County, the total assessed market valuation of the property for tax assessment shall be calculated by the County and its agents with the inclusion of the factor of the diminished market value for all tax years during the continuation of this leasehold. The adjustment will be effective for the entire 2016 tax year.
4. **Tenant's Acknowledgement:** Tenant acknowledges that Landlord is in full compliance with and has performed all of its obligations under the Lease. The Tenant has no claim against Landlord which could result in an offset or deduction against amounts due Landlord under the Lease.

The Lease, as heretofore modified, except as modified by this Second Lease Amendment, is in all respects, revived, republished, ratified and confirmed, and the terms, provisions, and conditions thereof shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Second Lease Amendment by proper persons thereunto duly authorized so to do as of the day and year first hereinabove written.





TENANT:

LANDLORD:

JACKSON COUNTY, MISSOURI


K.C. PARTNERS OAK TOWER LIMITED PARTNERSHIP

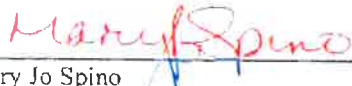
By: 
Michael D. Swiders
County Executive

By: 
Name MATTHEW J. NOVAK
Title COMPTROLLER

APPROVED AS TO FORM:

ATTEST:


W. Stephen Nixon
County Counselor


Mary Jo Spino
Clerk of the Legislature

REVENUE CERTIFICATE

I hereby certify that there is a balance otherwise unencumbered to the credit of the appropriation to which this contract is chargeable, and a cash balance otherwise unencumbered in the treasury from which payment is to be made, each sufficient to meet the obligation of \$177,322.50 which is hereby authorized.

Funds for future years' obligations are subject to appropriation in the then current budget.

April 2, 2015
Date


Director of Finance and Purchasing
Account No. 001-4103-56620

PC 41032015002