ADDENDUM SUMMARY
FOR THE SECOND ADDENDUM
TO THE LEASE DATED AUGUST 30, 2018
BY AND BETWEEN
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. (LANDLORD)
AND
CITY OF KANSAS CITY, MISSOURI (TENANT)

A. Date of Addendum: April 22, 2026

B. Premises: Total Bldg: Approximately 61,900± **Sq. Ft.**
Leased S.F.: Approximately 61,900± **Sq. Ft.**
Building Number: 33A2
Address: 8250 **N.E. Underground Drive**
Pillar Number: 156h
Kansas City, Missouri 64161

C. Term: Ten (10) Years
From: September 1, 2026
To: August 30, 2036

D. Minimum Rent:

Year	Annual PSF	Monthly	Annual
1	$2.75	$14,185.42	$170,225.00
2	$2.83	$14,598.08	$175,177.00
3	$2.91	$15,010.75	$180,129.00
4	$3.00	$15,475.00	$185,700.00
5	$3.09	$15,939.25	$191,271.00
6	$3.18	$16,403.50	$196,842.00
7	$3.28	$16,919.33	$203,032.00
8	$3.38	$17,435.17	$209,222.00
9	$3.48	$17,951.00	$215,412.00
10	$3.58	$18,466.83	$221,602.00

E. Initial Amount of Real Estate Taxes Charge: **$0.65** per square foot per year, **$3,352.92** per month. (Section II).

F. Initial Amount of Common Area Maintenance Charge: **$0.61** per square foot per year, **$3,146.58** per month. (Section II).

G. Amount of Gross Rent P.S.F.: **$4.01**, including Real Estate Taxes and Common Area Expense and subject to adjustment.

Amount of Gross Monthly Rent:	**$20,684.92**, including Real Estate Taxes and Common Area Expense and subject to adjustment.
Amount of Gross Annual Rent:	**$248,219.00**, including Real Estate Taxes (Section II and Common Area Expense (Section II) and subject to adjustment.

STATE TAX IDENTIFICATION NUMBER:_____
FEDERAL TAX IDENTIFICATION NUMBER:_____

SECOND ADDENDUM
TO LEASE DATED AUGUST 30, 2018
BY AND BETWEEN
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. (LANDLORD)
AND
CITY OF KANSAS CITY, MISSOURI (TENANT)

THIS SECOND ADDENDUM TO LEASE DATED AUGUST 30, 2018 (this "SECOND Addendum") is made as of ----------2026 by and between HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. (the "Landlord") and CITY OF KANSAS CITY, MISSOURI (the "Tenant").

RECITALS

A. Landlord and Tenant previously entered into that certain Lease dated August 30, 2018, and the First Addendum thereto dated May 22, 2022, (collectively the "Lease") hereinafter referred to as the "Lease".

B. Landlord and Tenant mutually desire to modify, amend and supplement the Lease to extend the term of the Lease for a period of Ten (10) years on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the agreements set forth in this Second Addendum and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged by both Landlord and Tenant, they agree as follows:

I. EXTENDED TERM: The term of the Lease is hereby extended for a term of Ten (10) years commencing ----------2026 and terminating ----------, 2036.

II. EXTENDED TERM RENT: During such extended term, Tenant agrees to pay Landlord **$2.75 net p.s.f. per year** or **$14,185.42 per month for the first year, and escalating at 3% annually thereafter,** together with monthly installments of the Common Area Expense charge (initially, **$3,146.58**) and the Taxes charge (initially, **$3,352.92)** pursuant to Sections 5.1 and 7.1 of the Lease, which are subject to periodic modification and escalations as therein provided, without deduction or set-off, due and payable to Landlord, at Landlord's address, on the first day of each and every month of the term.

III. RENEWAL OPTION: Provided that Lessee is not in default in (a) the payment of any charge or amount payable to Lessor under this Lease, or (b) any other obligations or duties of Lessee under this Lease, Lessee shall have the option to renew the term of this Lease for One (1) successive period of Ten (10) years (an "Option"). To be effective, Lessee must give written notice of its exercise of each Option to Lessor (the "Option Notice"), which must be received by Lessor at least four (4) months but not more than six (6) months prior to the expiration of the then current Term of this Lease. Upon Lessor's receipt of the Option Notice, this Lease shall be renewed for an additional term of Ten (10) years (a "Renewal Term"). Renewal Term shall be upon all the same terms, conditions and provisions of the Lease, except that the Minimum Rent shall be increased 3% annually.

IV. INSURANCE REQUIREMENTS: Article 7 of the Lease is hereby deleted in its entirety and replaced with the Insurance Requirements set forth on attached **Exhibit A**. Tenant agrees to comply with the insurance requirements set forth on **Exhibit A** to this Addendum and shall provide Landlord with certificates of insurance evidencing compliance with such requirements within ten (10) days of the date of this Addendum. Tenant also acknowledges that from time to time, Landlord may, as needed, change the insurance requirements with written notice to Tenant. Tenant agrees to obtain the required insurance coverage and provide Landlord with certificates of insurance evidencing compliance with such requirements within ten (10) days of such notice.

V. CONFIDENTIALITY: Tenant agrees that the terms and provisions of the Lease and this Second Addendum shall be kept in strict confidence and not disclosed by it to any person or entity except its attorneys, accountants, directors and shareholders who likewise shall keep such terms and provisions confidential except as may be otherwise required by any applicable laws. For any actual or threatened breach of this provision, Landlord shall have the right to seek injunctive or other equitable relief and recover its reasonable attorneys' fees and costs in connection with any such action.

VI. RATIFICATION: The parties hereto acknowledge and agree that as modified and amended by this Second Addendum, all the terms and conditions of the Lease are hereby ratified and shall remain in full force and effect in accordance with its provisions.

VII. COUNTERPARTS AND ELECTRONIC SIGNATURE: This Second Addendum may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one instrument. Further, the parties agree that this Second Addendum may be executed by electronic or facsimile signature and delivered via electronic transmission.

IN WITNESS HEREOF, Landlord and Tenant have caused this Second Addendum to be executed by their respective duly authorized officers as of the day and year below written.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., LANDLORD

BY: **ORA H. REYNOLDS**

TITLE: **President**

SIGNATURE: _____

DATE: _____

CITY OF KANSAS CITY, MISSOURI, TENANT

BY: _____
Please Print Name

TITLE: _____

SIGNATURE: _____

DATE: _____

EXHIBIT A
INSURANCE REQUIREMENTS

1. Preserving Landlord's Insurance. Tenant will not do or suffer to be done, or keep or suffer to be kept, anything in, upon or about the Premises which will contravene Landlord's policies insuring against loss or damage by fire, other hazards (including, but not limited to, public liability), or which will prevent Landlord from procuring such policies in companies acceptable to Landlord. If anything done, omitted to be done, or suffered to be done by Tenant, or kept or suffered by Tenant to be kept in, upon or about the Premises shall cause the rate of fire or other insurance on the Premises or other property of Landlord in companies acceptable to Landlord to be increased beyond the minimum rate from time to time applicable to the Premises for use for the purposes permitted under this Lease, or such other property, for the use or uses made thereof, Tenant will pay the amount of such increase promptly upon Landlord's demand. If, during the Term of this Lease, the minimum rate for fire and what is commonly known as extended coverage insurance shall be changed so as to cause an increase in premium, then Tenant shall pay, as Additional Rent, the amount of said increase, within thirty (30) days from the date of Landlord's notice to Tenant of the amount due hereunder. Tenant's obligation hereunder shall be limited to a pro-rata portion of said increase based upon the ratio of the area comprising the Premises to the total rentable space in the Underground.

Landlord reserves the right to limit or prohibit the storage of flammable and combustible liquids or other items or materials. Within thirty (30) days after written notice from Landlord (or immediately in the event of an emergency), Tenant shall remove any property, items, or materials from the Premises that Landlord's insurance carrier or the fire department deem unacceptable. In the event of an emergency, Landlord can require immediate removal of any such items or materials.

Any and all products permitted to be stored shall be stored in compliance with all applicable laws and in the size and type of containers approved and permitted by Landlord's insurance carrier.

2. Liability Insurance. Tenant, at its own cost and expense, shall maintain commercial general liability insurance naming Landlord an additional insured on a primary and non-contributory basis, protecting and indemnifying Landlord and Tenant against any and all claims and liabilities for injury or damage to persons or property, or for loss of life or of property occurring upon, in, or about the Premises, the Common Areas and the public portions of the Underground, caused by or resulting from any act or omission of Tenant, its employees, agents, contractors, customers, guests, licensees and invitees. Tenant agrees to maintain in effect at all times during the Term hereof, Commercial General Liability Insurance in amounts of $1,000,000.00 per occurrence, $2,000,000.00 general aggregate against all liability for injury to or death of a person or persons or damage to property arising from the use and occupancy of the Premises.

3. Property Damage Insurance. Tenant, at its own cost and expense, shall provide and maintain extended coverage, all risk insurance on all personal and other property or contents of Tenant located on, in or about the Premises (including, without limitation, Tenant's trade fixtures, equipment, inventory, machinery, furniture, furnishings and decorations) against physical loss or damage from any and all risks or perils including the perils of fire, vandalism, malicious mischief and sprinkler leakage. Such insurance shall be in an amount not less than full actual replacement value or cost and contain no co-insurance. Landlord shall have no obligation to replace, restore or repair any of Tenant's property installed or located in or on or any improvements made in or to the Premises by Tenant.

4. **Automobile Liability Insurance.** Tenant, at its own cost and expense, shall provide and maintain comprehensive automobile liability insurance, including the ownership, maintenance and operation of any automotive equipment, owned, hired or non-owned used in Tenant's business, in an amount of not less than $1,000,000.00 for each person in one accident and $3,000,000.00 for injuries sustained by two or more persons in any one accident, and property damage liability in an amount not less than $1,000,000.00 for each accident. Such insurance shall insure Tenant and Landlord against any and all claims for bodily injury, including death resulting therefrom, and damage to the property or others arising from its operations under the contracts, whether such operations are performed by Tenant or its contractors or by anyone directly or indirectly employed by any of them.

5. **Workers' Compensation Insurance.** Tenant, at its own cost and expense, shall provide and maintain workers' compensation insurance in such coverages and amounts as are required by the laws of the State the Premises is located (with waiver of subrogation in favor of Landlord) and employer's liability insurance covering all employees, volunteers, temporary and leased workers, including employer's liability coverage with limits not less than (i) $1,000,000.00 bodily injury per accident, (ii) $1,000,000.00 for bodily injury by disease – policy limit, and (iii) $1,000,000.00 for bodily injury by disease – each employee or such higher amounts as may be required from time to time by any employee benefit acts or other applicable statutes.

6. **Policies and Certificates.** All insurance required of Tenant by this Exhibit A to this Addendum shall be affected under valid and enforceable policies; shall be issued by insurers with an A.M. Best Rating of A- or better, with companies authorized to do business in the State the Premises is located, and otherwise reasonably satisfactory to Landlord; and shall contain a provision whereby the insurer agrees not to cancel the insurance without at least ten (10) days prior written notice to Landlord. Within ten (10) days after the date of this Addendum, Tenant shall furnish to Landlord a certificate of said insurance, with an effective date concomitant with the date of this Addendum. Tenant agrees to furnish Landlord, at Landlord's request, but not less frequently than annually, a certificate of said insurance, together with evidence of payment of the premiums therefor and setting forth clearly that such insurance will not be canceled without at least ten (10) days prior written notice to Landlord. Notwithstanding anything herein to the contrary, the policies Tenant is required to provide and maintain under this Exhibit A to this Addendum (and for Tenant's certificate of insurance to evidence) the following:

(i) The commercial general liability insurance and comprehensive automobile liability insurance policies shall be endorsed to name Landlord and its respective subsidiaries, officers, directors, agents, owners, affiliates and employees as additional insureds on a primary and non-contributory basis.

(ii) The commercial general liability insurance, comprehensive automobile liability insurance and workers' compensation insurance policies shall include waivers of subrogation endorsements in favor of Landlord and its respective subsidiaries, officers, directors, agents, owners, affiliates and employees, as allowed by law.

7. **Waiver of Subrogation.** As part of the consideration hereof, anything herein to the contrary notwithstanding, each party hereto (the "releasing Party") does hereby release the other party hereto (the "released party") from all liability for injury to or death to persons, or for damage due to any act or neglect of the released party occasioned to property owned by the releasing party, which is or might be incident to or the result of a fire, or any other casualty, accident or loss for which the releasing party is now carrying, or hereafter may carry or could have carried insurance; provided,

however, that the releases herein contained shall not apply to any such occurrence occasioned by the willful or wanton negligence of the released party. The parties hereto further covenant that any insurance obtained on the respective properties shall contain an appropriate provision whereby the insurance company, or companies, consent to the mutual release of liability contained herein. Neither party shall be liable to the other for any loss or damage caused by fire or any of the risks enumerated in its policies, provided such waiver was obtainable at the time of such loss or damage. Nothing in this paragraph shall be construed to impose any other or greater liability upon either the Landlord or the Tenant than would have existed in the absence of this paragraph.