



Department of Energy
National Nuclear Security Administration
P. O. Box 5400
Albuquerque, NM 87185



November 13, 2013

MEMORANDUM FOR: Mark Holecek, Kansas City Field Office Manager

FROM: Jane S. Cooper, Certified Realty Officer, NNSA Albuquerque Complex

SUBJECT: DOE/NNSA Occupancy Agreement Updates/Rent Blending -
NNSA/DOE/NSMC and General Services Administration

The NNSA Albuquerque Complex is in receipt of the subject real estate instruments, copies of which are attached. Following discussion and review by your staff and myself as the designated Realty support for the Kansas City Field office, as well as legal concurrence, no deficiencies were noted and the instrument meets all current Federal regulations, directives, and statutory requirements.

The Certified Realty Specialist hereby recommends approval and will execute the attached instruments upon return of this signed memorandum.

APPROVED:

Mark Holecek, Manager
Kansas City Field Office

Date

11-21-2013

Attachment

cc: Mike Roberts, KCSO
Mark Drury, KCSO

DOC. NAME KCRIMS OAs
FILE NO. Updated OA
CONCURRENCE
RTG. SYMBOL NNSA AC
Initials/Sig J. Cooper
Date 11-20-13
RTG. SYMBOL NNSA GC
Initials/Sig B. Mayers
Date 11/20/13
RTG. SYMBOL KCFO
Initials/Sig M. Drury
Date 11-21-13
RTG. SYMBOL KCFO
Initials/Sig M. Roberts.
Date 11-21-13
RTG. SYMBOL KCFO
Initials/Sig A. G...ano
Date 11/21/13
RTG. SYMBOL KSFO
Initials/Sig P. Hoopes
Date 11/21/13
RTG. SYMBOL KCFO
Initials/Sig M. Holocek
Date 11-21
RTG. SYMBOL
Initials/Sig
Date
RTG. SYMBOL
Initials/Sig
Date

Signed Agreement and Financial Summary

OCCUPANCY AGREEMENT
Between
DOE NNSA SERVICE CENTER (8905)
And
GENERAL SERVICES ADMINISTRATION

AMO04642	Draft	Version:	10	Date Last Modified:	14-Nov-2013
MO1977ZZ		LMO80028		Extension of Term	

DOE NNSA SERVICE CENTER (Code 8905) will occupy 977,036.00 usable (1,188,100.00 rentable) square feet of space and 0 structured parking spaces and 2,100 surface parking spaces at NNSA KANSAS CITY PLANT (MO1977) located at 14500 BOTTS ROAD, KANSAS CITY, MO, ~~for a period of 232 months commencing on or about 08/16/2013.~~

DOE NNSA SERVICE CENTER (Code 8905) will pay the General Services Administration rent in accordance with the attached page(s).

DOE NNSA SERVICE CENTER (Code 8905) will pay the General Services Administration additional rent for prorated share of joint use space associated with this location, if any.

Additional/reduced services are shown on the attached Occupancy Agreement Financial Summary.

Mandatory Clauses

Promoting Efficient Spending

Promoting Efficient Spending to Support Agency Operations

In accordance with the Presidential Memorandum "Disposing of Unneeded Federal Real Estate" issued on June 10, 2010 and Office of Management and Budget Memorandum "Promoting Efficient Spending to Support Agency Operations" issued on May 11, 2012, Executive agencies shall not increase the size of their overall civilian real estate inventory and increases in an agency's total square footage must be offset by reductions elsewhere. DOE NNSA SERVICE CENTER is aware of Section 3 - Real Property of the OMB memo.

Leased Specific Mandatory Clauses

Alterations by Tenant Agency

The tenant agency agrees that it will undertake no alterations to the real property governed by this OA without prior approval from PBS. Further, any alterations that might obligate PBS under a lease must be approved by the responsible PBS contracting officer.

Building Services

Building services to be provided to the tenant agency for the operating expense portion of the Rent are specified in the PBS Solicitation for Offers (SFO) that is made part of the lease contract. A copy of the lease contract is provided to the tenant agency. Additional or upgraded services beyond those identified in the SFO are provided by PBS or the lessor on a reimbursable basis. Charges for certain recurring reimbursable services may be billed on the PBS Bill. Recurring charges for overtime utilities, enhanced custodial services, mechanical O&M HVAC, mechanical O&M Other and additional guard services are eligible for billing on the PBS Bill provided the tenant agency has been designated as a "participating agency". The charges must be initiated by the tenant agency and renewed annually. The recurring RWA processing fee will be assessed against each service billed.

Financial Terms

While this occupancy agreement (OA) addresses financial terms that cover multiple fiscal years, the parties agree that:

The tenant's financial obligations for years beyond the current year do not mature until the later year(s) are reached. Thus, there is no requirement that the tenant agency certify that current year funds are available to defray future year obligations.

The tenant's future years' obligation to pay Rent is subject to the availability of funds, but the tenant agrees to make a good faith effort to meet its obligations as they arise.

Lease Contract Rent

The underlying lease contract rent will be passed through to the tenant agency. For a non-fully serviced lease, the cost of operating services not covered by the lease will also be passed through to the tenant agency. The PBS fee in leased space, calculated at 5% of the annual lease contract cost plus the cost of separately contracted operating services, will also apply. Charges for security and GSA-installed improvements may apply as well.

Charges for operating expenses, joint use space, parking, security and real estate taxes may be adjusted on an annual basis.

Move Cost Responsibilities

At the end of this OA term, if the tenant cannot remain in the space covered by this OA, the tenant is responsible for funding the physical move to new space. In the event PBS displaces or allows another user to displace the tenant before the expiration of the OA term, PBS must fund, or require the new user to fund, the tenant's physical move, and relocation of the tenant's telecommunications equipment. PBS must also reimburse, or require the new user to reimburse, the tenant for the undepreciated value of any lump sum payments the tenant made toward tenant improvements and the Rent differential at the new location until the displaced agency has time to budget. The Rent differential is calculated on all elements of Rent except the amortized tenant improvement cost.

Obligation to Pay Rent

The Tenant agency's obligation to pay rent for the space governed by this OA commences when both of the following occur: the space is substantially complete and operationally functional. Occupancy and rent start will be coordinated with the Tenant.

1. The space is ready for occupancy of personal property, typically the substantial completion date. Substantial completion is signaled in the case of leased space by the granting of an occupancy permit by the proper authority and/or by PBS's acceptance of the space as substantially complete in accordance with the lease. "Substantially complete" and "substantial completion" mean that the work, the common and other areas of the building, and all other things necessary for the Government's access to the premises and occupancy, possession, use and enjoyment thereof, as provided in the lease, have been completed or obtained, excepting only such minor matters as do not interfere with or materially diminish such access, occupancy, possession, use or enjoyment.

PBS will offer to an authorized representative of the Tenant the opportunity to participate in a walk-through of the space prior to final acceptance of the space as substantially complete by PBS. The authorized representative of the Tenant will make himself or herself available so as to not delay the walk-through of the space. The authorized representatives of PBS and the Tenant will itemize any defects and omissions (D&Os, or "punch list") of the construction project that will need to be corrected prior to final contract payment. Provided that the D&Os are minor matters not materially diminishing use of the space, the authorized representative of PBS, acting on behalf of the Government and its Tenant, will determine substantial

completion.

2. The space is operationally functional. Operationally functional means that the building systems included in this lease must function and Lessor-provided building-specific safety and security features must be operational. Related space that is necessary for a Tenant to function due to workflow adjacencies must be complete before rent commences.

For large projects that entail phased occupancy of the Tenant's space, rent will commence on the individual blocks of space when they are substantially complete and operationally functional. The blocks will be added to the Occupancy Agreement (OA) incrementally. In the case of phased occupancy with separate OAs (example, different Agency/Bureau codes), the rent start date for each OA will occur when the space associated with it is substantially complete and operationally functional.

If there is a substantial punch list for the space that would interfere with the Tenant's full access, occupancy, possession, use and enjoyment of the space, and the Tenant chooses to move in anyway, GSA will negotiate a rent discount with the Lessor while the punch list work is being completed. If after hours work is required, GSA will ensure that adequate security is provided while the contractor is in the Tenant's space.

Once the above "substantially complete" and "operationally functional" requirements have been met, rent will commence. GSA does not provide tenant agencies a grace period prior to rent commencement to accomplish the physical move into the space or to allow for the installation of personal property such as phones, furniture, computers, etc. However, rent should not start until those personal property items that have been included in the lease contract, such as telephone and data systems or audio/video systems, are operational unless the Tenant chooses to move into the space pursuant to the preceding paragraph.

Occupancy Agreement Iterations

The parties hereby agree that iterations of OAs prepared before selection of and award to a lessor, contain preliminary financial terms only. Financial terms in preliminary OAs are estimates for budgeting purposes, and are updated through additional OA versions as business terms evolve throughout the space acquisition. Accordingly, execution by the tenant agency on preliminary OAs constitutes that agency's commitment to the project, and is required prior to PBS awarding any lease contract and/or lease modification or amendment. Until lease award, the tenant agency has the right to cancel the proposed project without financial obligation.

PBS Services

The services that PBS provides to its customers may be found in the fourth edition of the Pricing Desk Guide. Unless PBS provides otherwise in writing, the cost of these services is included in PBS's rents and fees. Any service beyond those identified in the Pricing Desk Guide are provided by PBS for an additional charge.

Payment of Tenant Improvements

The tenant agency must pay for tenant improvements in excess of the allowance by RWA. The tenant agency also has the right to pay lump sum for tenant improvements below the allowance threshold. The ability to make lump sum payments below the allowance threshold is only available at assignment inception, and only for the customization component of the allowance in new space. In backfill or relet space, if the tenant can accept existing tenant improvements "as is" or with modifications, the tenant can elect to waive all or part of the general allowance. Further, once the tenant allowance is set, if the agency then wishes to make a lump sum payment for improvements which are charged against the allowance, PBS cannot accept payments below the allowance threshold by RWA.

Replacement Responsibilities

The lessor bears the responsibility for replacement and renewal of shell items. PBS will also oblige the lessor to fund cyclic paint and carpeting within the tenant's space, as provided in the lease contract.

Tenant Agency Appeal

The tenant agency can appeal to the PBS asset manager in cases in which the agency's assigned tenant improvement allowance is inadequate to provide basic functionality for the space.

Tenant Agency Move

In the event the space covered by this OA involves a tenant agency move, once a design and construction rider or schedule has been made part of a lease contract, the rider/schedule must be incorporated into this OA. Once part of this OA, the schedule/rider becomes binding upon the tenant agency as well as upon PBS. Delay in project completion caused by either a) tenant agency failure to meet the review and approval times provided in the lease rider, or b) tenant changes to project scope, will be borne by the tenant agency. As a consequence of tenant-caused delay, the lessor may decline to postpone the scheduled substantial completion date (thereby advancing Rent commencement for the space) by the duration of the tenant-caused delay, on a day to day basis; this may result in rent charges at two locations simultaneously for the tenant. Additional direct expenses caused through tenant-caused delay or changes in project scope are chargeable against the tenant allowance; in the event the tenant allowance has been exhausted, the tenant must pay the lump sum cost by RWA. In summary, the tenant is responsible for the delay claim of the affected contractor and for rent that GSA budgeted to start on the date included in the Occupancy Agreement. If partial occupancy of the building is not possible due to one agency change, that agency is liable for the other tenant's rent who are unable to occupy their space on the date contained in their Occupancy Agreement. The rent start date should be adjusted for delay of occupancy caused by the lessor failing to deliver the real property on time. The rent start date should not be adjusted for delay of occupancy caused by a contractor failing to install personal property on time with one exception. For those personal property items that have been included in the lease contract, such as telephone and data systems, or audio/video systems, and the systems are not ready, the rent start date should be adjusted. Delayed furniture delivery and installation, which is not part of the lease contract, is not reason for delaying the rent start date. In its role as tenant representative, PBS may also be the cause of delay. Expenses associated with PBS-caused delay incurred by the tenant, for such things as additional storage for furniture, re-procurement expense, or additional consulting fees, will be credited against the tenant's rent obligation to PBS for the new space. In the case of lessor-caused delay, if there is a liquidated damages clause in the lease, PBS will pursue the lessor for the value of the damages. In the case of excusable delay (e.g., force majeure or any other delay the cause of which is beyond the reasonable control of either PBS or the tenant agency), neither PBS nor the tenant agency may pursue the other for the consequences of the delay.

Other Mandatory Clauses

Non-Cancelable Space

This is NON-CANCELABLE SPACE and DOE NNSA SERVICE CENTER (Code 8905) agrees to continue to pay rent on space that is vacated and returned to PBS. DOE NNSA SERVICE CENTER's (Code 8905) obligation to pay Rent will cease when one of the following occur: The expiration of this OA, the termination of the lease as permitted under the lease terms and conditions, or occupancy by a backfill tenant to the extent to which the backfill tenant agency's Rent (not including TIs) covers the total rent obligation of DOE NNSA SERVICE CENTER (Code 8905).

Security Services

Beginning in FY 2005, payment for FPS provided Basic and Building Specific Operating Security will be made to the Federal Protective Service (FPS), Department of Homeland Security (DHS) and will be separate from rental payments to GSA (OMB Object Class 23.1). Charges for FPS provided security are determined by, and may be obtained from, FPS.

Optional Clauses

Optional Clauses for All Occupancy Agreements

Remaining TI allowance (Prospectus)

The Agency has provided to GSA a comprehensive program of requirements (POR) on which the offerors will base their construction costs. In the event the successful offeror's proposal delivers the shell and entire POR and the total rent is less than the approved prospectus terms, any difference between the total rent and the prospectus limit will not be available to the Agency for additional items or changes.

Security items (Prospectus)

Unless directed otherwise by the Congressional Resolution, we will amortize all costs of security items up to the approved OMB rental rate. We will ask offerors to price various security items in the event the negotiated rental rate exceeds the limitation. Amortized security costs will be indicated on the Building Specific Amortized Capital line of the Occupancy Agreement. Any costs (Tenant Improvement and/or security) which cause the rental rate to exceed the limitation must be funded by Reimbursable Work Authorization before the Contracting Officer gives the Notice to Proceed for the Tenant Improvements.

Ad Hoc Clauses

Prevailing Clauses

In cases where an optional or Ad Hoc Clause conflicts with Mandatory or Other Mandatory Clause, the Ad Hoc Clause shall prevail.

Financial Obligation for Non-Cancelable Space

GSA and DOE/NNSA agree that this is non-cancelable space. In accordance with the provisions found in 41 CFR 102-85.65, this Occupancy Agreement is an interagency agreement, memorializing the understanding of GSA and its tenant agency. If the space is no longer required and cancellation notice is issued to GSA, DOE/NNSA will continue to pay GSA for all out pocket expenses incurred until expiration of this Occupancy Agreement. DOE/NNSA's financial obligations for years beyond the current year do not mature until the later year(s) are reached. DOE/NNSA agrees to make a good faith effort to meet its obligations as they arise. No provision in this OA may be construed as obligating future year tenant agency funds unless and until the funds are appropriated. If DOE/NNSA no longer has a need to occupy the space, then DOE/NNSA and GSA agree to partner to pursue mutually beneficial alternatives.

Mission Critical Activities and Lessor Services

Mission-critical activities are those functions determined by DOE/NNSA to be critical to the accomplishment of its core mission in manufacturing and national security. In accordance with the Lease (for example paragraph 15 of the General Clauses Form 3517X), if mission-critical activities are being affected by failure in performance of the Lessor, then GSA agrees to act on behalf of DOE/NNSA for renegotiation and/or termination of lessor-provided services. If a lessor-provided service is terminated, GSA agrees to negotiate an applicable reduction in rent.

Tenant Displacement

Due to the tenant agency's mission as it relates to national security, GSA shall not have the right to displace the tenant agency or to allow another tenant to displace the tenant agency. However, this does not relieve the tenant agency of their obligation to pay rent.

Pass-Through Costs

In accordance with the Lease, the tenant agency will be responsible for paying lump sum costs to GSA on an annual basis for applicable items that include but are not limited to: real estate taxes increase above negotiated base, insurance increase above negotiated base, and applicable operations, maintenance, cleaning, or other charges above GSA standard services, that may be funded separately from the Lease. Any reductions in these costs will be credited to the tenant agency in accordance with the Lease.

Completion of Punchlist Items

Due to the tenant agency's mission as it relates to national security, only secured (cleared) contractors will

be allowed in the space upon acceptance for occupancy. The completion of punchlist items shall be performed only by contractors with the proper clearance, or those who are escorted by a properly cleared individual, and only during time when the tenant agency provides access to the necessary space. The tenant agency agrees to provide access to cleared contractors so that punchlist items can be completed in a reasonable and timely manner.

Rent Start for Lessor Caused Delay

In accordance with the Lease, the tenant agency will not pay rent for lessor caused delays.

Utility Payments

The tenant agency, using existing authority, will pay utilities directly to the utility provider.

Project Changes or Cancellation (Lease Award)

The tenant agency acknowledges that the offer from CenterPoint Zimmer LLC has been determined to be the successful offer by the Source Selection Evaluation Board and CenterPoint Zimmer LLC has been approved for lease award by GSA's Contracting Officer. Lease number GS-06P-80028 has been reviewed and approved by the tenant agency including project scheduling. Financial Obligation for Non-Cancelable Space clause of this Occupancy Agreement would apply in the event the space is no longer required and notice is provided to GSA.

Seperate Tenant Agency Services

Additional or upgraded services provided by the Lessor or contracted for separately by the tenant agency shall not appear on the GSA rent bill. Utilities (including central plant utilities), operations or other services contracted and paid directly by the tenant agency, without GSA's involvement, will not be subject to GSA fees. The tenant agency or it's designee will make payments for the Above Standard Operations and Maintenance charges as specified in the Above Standard Operations and Maintenance rider to lease GS-06P-80028.

Equipment Installation and Alterations

The tenant agency in accordance with GSA Lease GS-06P-80028 has the right to tie into, secure, connect to, or otherwise make non-permanent, non-penetrating alterations necessary to install or uninstall program equipment as needed with appropriate prior notice to GSA and the Lessor. Any work that involves securing equipment to the walls or ceiling, making roof, wall or floor penetrations, constructing or demolishing walls, slabs or other necessary alterations or any work that impacts the real property including shell, core and tenant improvements and connecting utility lines specific to equipment to the main line(s) of the structure must be approved in advance and in writing by GSA and the Lessor. To ensure compliance with the Public Buildings Amendments of 1988, the tenant agency must certify that the appropriation from which the alteration work is paid from is legally available for the proposed project. In accordance with GSA Lease GS-06P-80028, "The Lessor agrees to waive the right to claim for waste or damage arising from any work accomplished in connection with the initial tenant improvements and waives all restoration rights for future alterations during the lease term". The tenant agency shall request the Lessor's determination regarding their waiving restoration rights on all alterations, other than initial tenant improvements, in writing prior to commencing alterations work. For work for which restoration rights were not waived, the tenant agency will be responsible for all valid claims, as the same shall be determined solely in the discretion of GSA's Contracting Officer, and will be responsible for restoration or paying for restoration by the Lessor at the end of the lease term.

Lump Sum Cost

Any cost for the project that are considered inherently governmental will be either contracted directly by the tenant agency and/or paid via lump sum from the tenant agency to GSA. These cost are not included in this OA and may be subject to GSA fees as outlined in the Public Buildings Service Pricing Policy. ~~It is acknowledged that the Tenant Agency has a \$4.5 million dollar credit with the Lessor based on a former contractual relationship. For clarification the tenant agency has a total credit of \$4.5 million dollars that can~~

~~be allocated between space covered by this occupancy agreement or occupancy agreement AMO04766~~

Hazardous Materials Management

The Tenant Agency is responsible for returning the space in a condition that complies with all applicable environmental, health and safety laws and regulations to which either the Tenant Agency or the Lessor are bound to comply and that are in effect at the time of vacancy. The Tenant Agency must not store, use or dispose of any hazardous substances (as that term is defined in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. Sec. 9601, but including petroleum, crude oil or any fraction thereof) on the premises, except in strict accordance with applicable environmental, health and safety laws and regulations. The Tenant Agency must maintain an inventory including material safety data sheets (MSDS) as described in OSHA Standard 1910.1200, of all hazardous substances brought onto the premises by the Tenant Agency. The MSDS will be submitted to GSA (i.e., the on-site Property Management Office), as well as copies of any inventory reports required by Federal, State or local laws throughout the term of the lease. The Tenant Agency will provide GSA with electronic or written notice when there are any releases (as that term is defined in CERCLA) of a hazardous substance into the environment that meets or exceeds the reportable quantities for such a hazardous substance as set forth in 40 CFR Sec. 302.4. In the event of a reportable release of hazardous substances, the Tenant Agency must take immediate steps to minimize and mitigate the risk, harm or damage to persons and property, and immediately notify GSA on-site Property Management Office and appropriate environmental and public safety officials. The Tenant Agency is responsible for any response action required by regulatory agencies, or the Lessor, to address hazards created as a result of its storage, use or disposal of any hazardous substance. If the Tenant Agency undertakes an activity that generates a hazardous waste that requires storage, treatment and/or disposal, the management of such hazardous wastes must be accomplished in accordance with all applicable Federal, State and local requirements.

Operations and Maintenance Delegation

GSA and the tenant agency agree that some activities and work items of the lease will be delegated to the tenant agency. The details of these delegations are included in the Operations and Maintenance Matrix of the lease agreement.

Agreement Supersedes Prior Agreements

This Occupancy Agreement supersedes the prior Occupancy Agreement executed on July 9, 2013.

Security, Department of Homeland Security

GSA and the tenant agency (DOE/NNSA) agree that GSA is not a party to enforce the performance of and/or payment for Department of Homeland Security (DHS) Federal Protective Services (FPS) security services. DOE/NNSA does not agree to pay for the FPS basic security charge and is pursuing a deviation from DHS.

Lease Commencement Date, Blending

In accordance with Lease GS-06P-80028, Standard Form 2, Paragraph 5E, the blended lease commencement date for the two phases is December 25, 2012 resulting in a lease term from December 25, 2012 to December 24, 2032. Due to system constraints the period for the occupancy agreement and the commencement date stated in the first paragraph and on page 1 of the financial summary sheets are incorrect. The period for the occupancy agreement is from November 16, 2012 to December 24, 2032. As a result of the blended commencement date, two miscellaneous billing adjustments will be processed for this occupancy agreement, one in calendar year 2013 for a sum of \$6,592.03 (which is derived from calculating what the Lessor has been paid in comparison to what the Lessor should of been paid based on the blended lease commencement date) and two a miscellaneous billing adjustment will be processed in addition to the full monthly rental payment in December, 2032. The second miscellaneous billing will be for \$1,112,991.67 for this occupancy agreement. This payment is a result of the pricing policy convention that the tenant agency is billed for space based on occupying space on the 15th of the month. As this occupancy agreement commenced on the 16th of the month the tenant agency did not pay rent for the first month of occupancy

with the understanding that the tenant agency would occupy space on the 15th of the month for the last month of the occupancy agreement and as such would pay rent for the entire month, in essence balancing payments made to the Lessor with rent collected from the tenant agency. As the blended occupancy date changes the end date for the occupancy agreement this miscellaneous billing adjustment will be processed so that total rent paid to the Lessor is balanced by total payments received from the tenant agency.

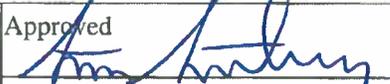
Processing of Lessor Rent Credit

A rent credit from the Lessor for a total of \$6,500,000 at the rate of \$3,250,000 per month will be processed for lease GS-06P-80028 and passed through to this Occupancy Agreement over a two month period in either the first or second quarter of fiscal year 2014.

Tenant Improvement Amortization Cost

DOE NNSA SERVICE CENTER (Code 8905) has elected to expended a total of \$98,761,928.81 for their tenant improvements. This amount has been amortized in the rent and is itemized on the Financial Summary.

I agree to the initial terms with the understanding modifications will be made over time.

Approved 	Approved 
Agency Representative JULIE S. COOPER	GSA Representative STEPHEN M. STRAUZEIZY
Title REALTY OFFICER	Title CONTRACTING OFFICER
Date 11-20-2013	Date 11-18-2013

KCRIMS - NNSA Kansas City Plant
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 MO1977ZZ

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 Date Last Modified: 14-Nov-2013

OA Start Date: 16-Aug-2013
 OA End Date: 24-Dec-2032

Extension of Term
 Fiscal Year: 2013 Partial
 Period: 16-Aug-2013 to 30-Sep-2013

	Charge Basis	Monthly Charge	Annual Rate
1. Shell Rental Rate #			
a. General		329,354	\$761,191.09
c. Unique		858,746	\$1,984,700.78
2. Amortized Tenant Improvement Used/General		1,188,100	\$802,436.40
3. Operating Costs		1,188,100	\$146,958.37
4. Real Estate Taxes		1,188,100	\$341,159.15
A. Market Rent SubTotal		1,188,100	\$4,036,445.79
9. Parking			
b. Surface (number of spaces)		2,100	
11. PBS Fee		1,188,100	\$201,822.29
B. Agency Rent SubTotal		1,188,100	\$201,822.29
C. Joint Use SubTotal			\$0.00
D. Total Annual Rent (A+B+C)		1,188,100	\$4,238,268.08
E. Adjustments SubTotal			\$0.00
F. Total Rent Bill(D+E)			\$4,238,268.08
G. Total Antenna Bill			\$0.00
H. Total Reimbursable Services Bill			\$0.00
I. Total PBS Bill (F+G+H)			\$4,238,268.08
J. LUMP SUM ITEMS			
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Date Last Modified: 14-Nov-2013

Extension of Term
 Fiscal Year: 2014
 Period: 01-Oct-2013 to 30-Sep-2014

OA Start Date: 16-Aug-2013
 OA End Date: 24-Dec-2032

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Date Last Modified: 14-Nov-2013
 Extension of Term
 Fiscal Year: 2015
 Period: 01-Oct-2014 to 30-Sep-2015

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/Gcneral	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Period: 01-Oct-2018 to 30-Sep-2019

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2020
 Period: 01-Oct-2019 to 30-Sep-2020

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Rcal Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2022
 Period: 01-Oct-2021 to 30-Sep-2022

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental		Customization Tier	7
		Amortization Terms (in months)	232
		PBS Fee is	5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2023
 Period: 01-Oct-2022 to 30-Sep-2023

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2024
 Period: 01-Oct-2023 to 30-Sep-2024

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Period: 01-Oct-2024 to 30-Sep-2025

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2026
 Period: 01-Oct-2025 to 30-Sep-2026

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2027
 Period: 01-Oct-2026 to 30-Sep-2027

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Extension of Term
 Fiscal Year: 2029
 Period: 01-Oct-2028 to 30-Sep-2029

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2030
 Period: 01-Oct-2029 to 30-Sep-2030

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2031
 Period: 01-Oct-2030 to 30-Sep-2031

OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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OA Start Date:
 OA End Date:

Charge Basis Annual Charge Annual Rate

1. Shell Rental Rate #			
a. General	329,354	\$9,134,293.04	\$27.733947000
c. Unique	858,746	\$23,816,409.39	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$9,629,236.84	\$8.104736000
3. Operating Costs	1,188,100	\$1,763,500.39	\$1.484303000
4. Real Estate Taxes	1,188,100	\$4,093,909.83	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$48,437,349.50	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$2,421,867.51	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$2,421,867.51	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$50,859,217.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$50,859,217.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$50,859,217.01	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

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 Fiscal Year: 2033 Partial
 Period: 01-Oct-2032 to 24-Dec-2032

	Charge Basis	Period Charge	Annual Rate
1. Shell Rental Rate #			
a. General	329,354	\$2,283,573.26	\$27.733947000
c. Unique	858,746	\$5,954,102.35	\$27.733947000
2. Amortized Tenant Improvement Used/General	1,188,100	\$2,407,309.21	\$8.104736000
3. Operating Costs	1,188,100	\$440,875.10	\$1.484303000
4. Real Estate Taxes	1,188,100	\$1,023,477.46	\$3.445762000
A. Market Rent SubTotal	1,188,100	\$12,109,337.37	\$40.768748000
9. Parking			
b. Surface (number of spaces)	2,100		
11. PBS Fee	1,188,100	\$605,466.88	\$2.038437432
B. Agency Rent SubTotal	1,188,100	\$605,466.88	\$2.038437432
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	1,188,100	\$12,714,804.25	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$12,714,804.25	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$12,714,804.25	
# Parking is included in Shell Rental	Customization Tier		7
	Amortization Terms (in months)		232
	PBS Fee is		5%

Note: ANSI Rentable of 1,188,100 is 977,036 Assigned Usable Space PLUS 211,064 Common Space.
 R/U Factor is 1.216024793

