

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

DATE

12/22/09

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TO LEASE NO. GS-09B-02211

ADDRESS OF PREMISES Waterfront Plaza, Building 2
 4th & 5th Floors
 500 Ala Moana Blvd.
 Honolulu, HI 96813

THIS AGREEMENT, made and entered into this date by and between
Waterfront A, LLC, Waterfront B, LLC, Waterfront C, LLC, Waterfront D, LLC, and
Waterfront E, LLC, as tenants in common

whose address is 841 Bishop Street, Suite 1700
 Honolulu, HI 96813

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the
Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that
the said Lease is amended effective upon execution by the Government as follows: **Provide a "Notice
to Proceed" (NTP) to Lessor for construction of costs as outlined in the attached 3-page exhibit.**
The costs for the tenant improvements (TIs), building specific security (BSS) costs, and lump sum items
are broken down as described below in Paragraph 26. Paragraphs 25 & 26 are hereby added.

"25. In accordance with the above referenced contract, the Government is required to provide an NTP in
order for the Lessor to commence construction of the TIs. **This SLA shall serve as that NTP.**

26. Pursuant to the SF-2 and SLA #1 for the above referenced contract, the breakdown of TIs (by way
of allowance & lump sum payment) and BSS costs established at this time, and obligated at this time
are as follows:

1) TI Allowance - \$1,406, 467.48

2) BSS - \$602,321.08

3) Lump Sum Payment – \$670,776.15

The Government will provide a lump sum payment of \$670,776.15 to Lessor upon satisfactory
completion and acceptance of the space for buildout. **The actual lump payment terms and
conditions for the reimbursable lump-sum items will be memorialized in a subsequent SLA.**

The above referenced costs are subject to adjustment based on the final, actual scope of work for the
buildout. Any additional items added to the current scope of work must be incorporated by way of a
subsequent SLA and/or formally approved by the Contracting Officer via written correspondence."

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 above date.

~~WATERFRONT A, LLC, WATERFRONT B, LLC, WATERFRONT C, LLC, WATERFRONT D, LLC and WATERFRONT E, LLC, as tenants in common, each a Delaware limited liability company~~

LESSOR

By: PACIFIC OFFICE MANAGEMENT, INC, a Delaware Corporation, Authorized Agent

BY M. J. Kat
(Signature)

Chief Investment Officer
(Title)

IN THE PRESENCE OF (witnessed by:)

Neelam
(Signature)

841 Bishop St., Ste 1700, Honolulu, HI
(Address) 96813

UNITED STATES OF AMERICA

BY R. W. Nimmo
ROBERT W. NIMMO

Contracting Officer
General Services Administration