
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 9	TO LEASE NO. GS-09B-02211	DATE 7/28/2010	PAGE 1 of 1
ADDRESS OF PREMISES	Waterfront Plaza, Building 2 Suites 2-400 & 2-500 500 Ala Moana Blvd. Honolulu, HI 96813-4920		

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 96813-3915

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 Governments as follows: Paragraph 20 is hereby deleted and replaced with the following:

20. Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] per rentable square foot of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is \$[REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$114,280.11 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

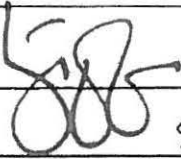
All other terms and conditions of the lease shall remain in force and effect.

Continued on Page 2

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

LESSOR

SIGNATURE



NAME OF SIGNER

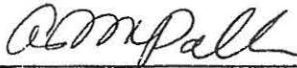
Larry Taff

ADDRESS

841 Bishop Street Suite 1700 Honolulu, HI 96813

IN PRESENCE OF

SIGNATURE



NAME OF SIGNER

Anna M. Palla

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE



NAME OF SIGNER

ROBERT W. NIMMO

OFFICIAL TITLE OF SIGNER

Lease C.O.

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GSA FORM 276 (REV. 8/2006)