

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

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AGREEMENT

DATE

6/18/2010

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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 for the payment mechanism of lump sum tenant improvement (TI) costs associated with reimbursable work items as referenced in Paragraphs 25 & 26 of SLA #3 and Change Orders as referenced in Paragraphs 26 & 27 of SLA #4. Paragraph 28 is hereby added:

"28. The Government agrees to pay an amount of **\$853,981.15** in the form of a lump sum payment for reimbursable TI work items upon substantial completion of the work, acceptance thereof by the Government, and submission of a proper invoice by the Lessor.

The Lessor shall submit for Lump Sum Payment, an original and one copy of the invoice for the reimbursable work items, including the annotation of **PS Number "PS0016474"**, on the Invoice. The original invoice shall be remitted to:

GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Ft. Worth, TX 76102

A copy of the invoice shall be concurrently submitted to the GSA Contracting Officer at:

GSA, Real Estate (9P4PRD)
600 Las Vegas Blvd, South, Suite 600
Las Vegas, NV 89101"

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

GSA FORM 276 JUL 67