
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 11	TO LEASE NO. GS-09B-02211	DATE 1/19/2011	PAGE 1 of 2
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 96813-4920

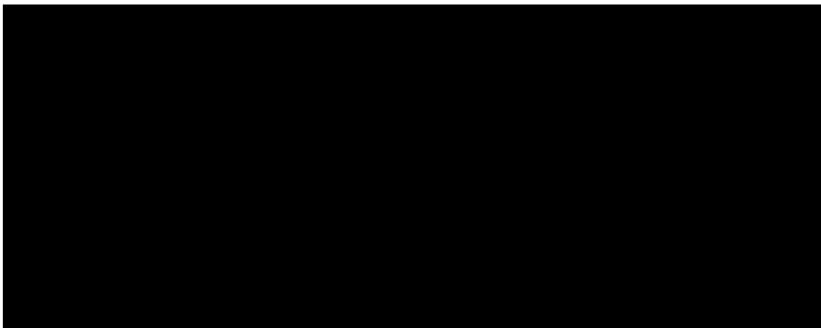
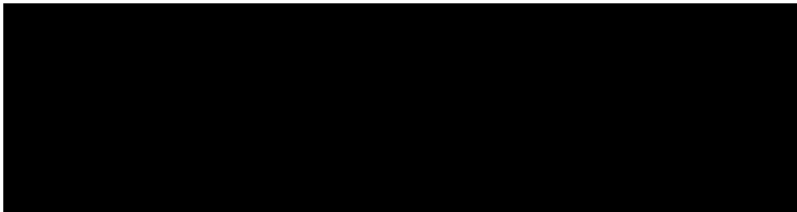
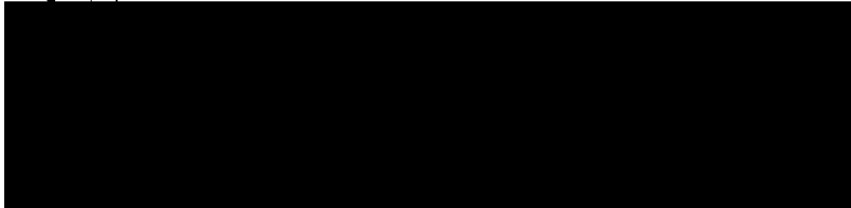
hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

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: Provide acceptance for annual reimbursable payments for security equipment maintenance as outlined in the attached exhibit. Based on Exhibit "A" (Immigration Service Agreement), the items and costs associated are broken down as described in the attachment and Paragraph 32 is hereby added. Paragraph 24 is hereby deleted in its entirety, as it is no longer required for the contract.

24. DELETED

32. In accordance with the above referenced contract, the Government is required to provide an acceptance and approval in order for the Lessor to provide such maintenance service on security equipment. Replacement parts associated with aforementioned security equipment service agreement will be provided by the Lessor on an as-needed basis or per GSA request. Furthermore, costs for parts will be provided to GSA from Lessor per formal proposal and upon GSA approval, Lessor shall provide parts to be billed to GSA annually. This SLA shall serve as that acceptance of reimbursable services for the following equipment:



TOTAL TO BE BILLED


\$14,289.84

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


LESSOR:

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


By: Pacific Office Management, Inc., a Delaware corporation, Its Authorized Agent

SIGNATURE 	NAME OF SIGNER Lawrence J. Taff Its Executive Vice President
ADDRESS 841 Bishop Street, Suite 1700, Honolulu, HI 96813	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Debra Saromines
ADDRESS 841 Bishop Street, Suite 1700, Honolulu, HI 96813	


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)

Exhibits to Lease: GS-09B-02211

1. Exhibit A -  (1 page)

Lessor shall bill all costs to the Government on an annual fiscal year basis (end of every Federal fiscal year, no later than Sept. 15th) which shall be due and payable to Lessor by the Government within ninety (90) days of the date of the invoice. Additionally, service agreement costs are subject to annual increases, therefore service contracts will be reviewed annually and pricing for aforementioned contracts will be mutually agreed upon by the Government and Lessor. The Lessor must submit a proper invoice to GSA Property Manager or designee located at:

GSA, Hawaii Office
300 Ala Moana Blvd., Suite 1-336
Honolulu, HI 96850-0001

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