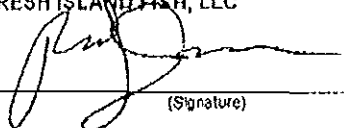
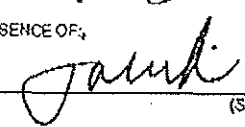
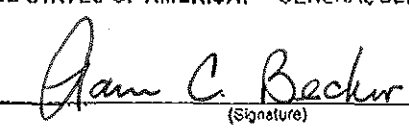


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE 2/10/12
LEASE NO. GS-09B-02363		
ADDRESS OF PREMISES: Fresh Island Fish, 1135 N. Nimitz Highway, Honolulu, Hawaii, 96817-4522		
THIS AGREEMENT, made and entered into this date by and between FRESH ISLAND FISH, LLC		
whose address is: 312 Alamaha Street, Unit G, Kahului, Hawaii, 96732-2430		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease to add a change order to the total Tenant Improvement cost; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.		
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:		
<u>Lease paragraphs 26, 27 and 28 are deleted in their entirety and the following substituted therefore.</u>		
26. NOTICE TO PROCEED [The NTP date was previously agreed upon to be November 8, 2011 per SLA1]		
Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed (NTP) is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$455,553.73, inclusive of all management fees, architectural fees and applicable taxes.		
27. The following Change Order 1 is approved and authorized by the Government, inclusive of all fees.		
Change main entry door wall to include two (2) sidelights		
The total revised cost for Tenant Improvements in the amount of \$455,553.73 exceeds the tenant improvement allowance of \$135,981.97 (3,127 ABOA SF * \$43.48/ABOA SF), which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$319,591.76. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 6.10 of the Solicitation for Offers, incorporated and made a part of the Lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$319,591.76 pursuant to Paragraph 28, herein. The Lessor hereby waives restoration as a result of all improvements.		
Attachment: Sheet No 1.		
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.		
LESSOR: FRESH ISLAND FISH, LLC		
BY  (Signature)	BRUCE JOHNSON (Print Name and Official Title)	CEO
IN PRESENCE OF:		
 (Signature)	JOHN KIM (Print Name and Official Title)	Controller
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service		
BY  (Signature)	Contracting Officer (Official Title)	

SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE #GS-09B-02363

28. Upon completion and acceptance of Tenant Improvements Identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount not to exceed \$319,591.76 shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth, TX 76102

Alternatively the Lessor may submit the Invoice electronically, via the GSA Finance website at www.finance.gsa.gov

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Acquisition Division
Attention: Larry Becker
401 West "A" Street, Suite 2075
San Diego, CA 92101

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

If the Invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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

Initials:

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Gouvernement

Government