

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 3

DATE

JUL 13 2012

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 establish a Beneficial Occupancy date; modify tenant improvement cost amortization; and modify payment of rent.

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:

Lease Paragraphs 9 and 10 are deleted and replaced in their entirety and the following substituted therefore.

"9. TO HAVE AND TO HOLD the premises with their appurtenances for a ten (10) year, five (5) firm, term commencing on June 15, 2012 and expiring June 14, 2022, subject to termination rights as may be hereinafter set forth."

"10. The Government shall pay the Lessor annual rent on a monthly basis in arrears as follows:

	6/15/12-6/14/17			6/15/17-6/14/22	
RENT	Rent/Yr	Rent/rsf/Yr		Rent/Yr	Rent/rsf/Yr
Shell	\$ 125,121.76	\$ 34.34		\$ 136,199.52	\$ 37.38
Operating	\$ 44,821.20	\$ 12.30		\$ 44,821.20	\$ 12.30
TI Amort	\$ 32,306.52	\$ 8.87		N/A	N/A
Annual	\$ 202,249.48	\$ 55.50		\$ 181,020.72	\$ 49.68

Rent for a lesser period shall be prorated. Rent shall be payable to:

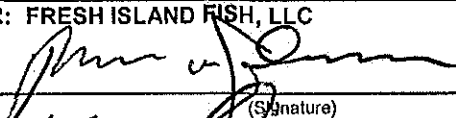
Fresh Island Fish, LLC
312 Alamaha Street, Unit G
Kahului, HI 96732"

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

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 W JOHNSON PRES
(Print Name and Official title)

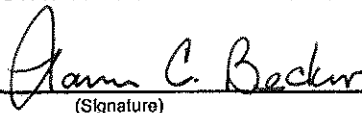
IN PRESENCE OF


(Signature)

WILLIAM L WONG, WITNESS.
(Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY


(Signature)

Contracting Officer
(Official title)