

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 9 TO LEASE NO. GS-09B-02612 (LHI02612)
ADDRESS OF PREMISES: 1132 Bishop Street Honolulu, HI 96813	PDN Number: TBD

THIS AMENDMENT is made and entered into between DEG, LLC, a Delaware Limited Liability Company

whose address is: 808 WILSHIRE BLVD, 2ND
SANTA MONICA, CA 90401-1894

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

WHEREAS, the parties hereto desire to amend the above Lease for Block C to establish a Beneficial Occupancy date, modify tenant improvement cost amortization and modify payment of rent.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraph 9 and 10 are hereby deleted in their entirety and the following substituted:

A. "9. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning as follows:

Block A – September 26, 2012 through September 25, 2022.

Block B – May 9, 2013 through May 8, 2023.

Block C – July 19, 2013 through July 18, 2023.

All Blocks are subject to termination and renewal rights as may be set forth in Paragraph 4 of the Lease."

This Lease Amendment contains 3 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date:

FOR THE LESSOR:

Signature: _____

Name: _____

Title: _____

Entity Name: DEG, LLC, a Delaware Limited Liability Company

Date: _____

FOR THE GOVERNMENT:

Signature: _____

Name: _____

Title: _____

Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____

"10. The Government shall pay the Lessor annual rent, exclusive of Operating Cost adjustments due under the Lease agreement, as follows:

<u>Annual Rent</u>	<u>9/26/12</u> <u>To 5/8/13</u> <u>(Firm)</u>	<u>5/9/13</u> <u>To 7/18/13</u> <u>(Firm)</u>	<u>7/19/13</u> <u>To 9/25/17</u> <u>(Firm)</u>	<u>9/26/17</u> <u>To 9/25/22</u> <u>(Soft)</u>	<u>9/26/22</u> <u>To 5/8/23</u> <u>(Soft)</u>	<u>5/9/23</u> <u>To 7/18/23</u> <u>(Soft)</u>
Block A Shell	90,219.34	90,219.34	90,219.34	90,219.34	N/A	N/A
Block A Operating	26,611.46	26,611.46	26,611.46	26,611.46	N/A	N/A
Block A TI Amort	29,472.05	29,472.05	29,472.05	0.00	N/A	N/A
Block A Annual	\$146,302.85	\$146,302.85	\$146,302.85	\$116,830.80	N/A	N/A
Block B Shell	N/A	70,139.36	70,139.36	70,139.36	70,139.36	N/A
Block B Operating	N/A	27,007.52	27,007.52	27,007.52	27,007.52	N/A
Block B TI Amort	N/A	32,591.68	32,591.68	0.00	0.00	N/A
Block B Annual	N/A	129,738.56	129,738.56	\$97,146.88	\$97,146.88	N/A
Total A+B Annual	\$146,302.85	\$276,041.41	\$276,041.41	\$213,977.68	\$97,146.88	N/A
Block C Shell	N/A	N/A	64,285.89	64,285.89	64,285.89	64,285.89
Block C Operating	N/A	N/A	21,245.79	21,245.79	21,245.79	21,245.79
Block C TI Amort	N/A	N/A	31,608.37	0.00	0.00	0.00
Block C Annual	N/A	N/A	\$117,140.05	\$85,531.68	\$85,531.68	\$85,531.68
Total Shell	90,219.34	160,358.70	224,644.59	224,644.59	134,425.25	64,285.89
Total Operating	26,611.46	53,618.98	74,864.77	74,864.77	48,253.31	21,245.79
Total TI Amort	29,472.05	62,063.73	93,672.10	0.00	0.00	0.00
Total Annual	\$146,302.85	\$276,041.41	\$393,181.46	\$299,509.36	\$182,678.56	\$85,531.68
Annual Rent/RSF						
Block A Shell/RSF	31.97	31.97	31.97	31.97	N/A	N/A
Block A Oper/RSF	9.43	9.43	9.43	9.43	N/A	N/A
Block A TI/RSF	10.44	10.44	10.44	0.00	N/A	N/A
Block A Annual/RSF	\$51.84	\$51.84	\$51.84	\$41.40	N/A	N/A
Block B Shell/RSF	N/A	24.49	24.49	24.49	24.49	N/A
Block B Oper/RSF	N/A	9.43	9.43	9.43	9.43	N/A
Block B TI/RSF	N/A	11.38	11.38	0.00	0.00	N/A
Block B Annual/RSF	N/A	\$45.30	\$45.30	\$33.92	\$33.92	N/A
Block C Shell/RSF	N/A	N/A	28.53	28.53	28.53	28.53
Block C Oper/RSF	N/A	N/A	9.43	9.43	9.43	9.43
Block C TI/RSF	N/A	N/A	14.03	0.00	0.00	0.00
Block C Annual/RSF	N/A	N/A	\$51.99	\$37.96	\$37.96	\$37.96
Total Shell/RSF	31.97	28.20	28.30	28.30	26.27	28.53
Total Oper/RSF	9.43	9.43	9.43	9.43	9.43	9.43
Total TI/RSF	10.44	10.92	11.80	0.00	0.00	0.00
Total Annual/RSF	\$51.84	\$48.55	\$49.53	\$37.73	\$35.70	\$37.96



INITIALS:  & 
LESSOR GOVT

Tenant improvement (TI) costs of \$124,353.64 have been amortized over the remaining firm term of fifty (50) months at the rate of 2.73%. Rent for a lesser period shall be prorated.

Rent checks shall be made payable to: DEG, LLC
808 Wilshire Blvd, 2nd
Santa Monica, CA 90401-1894"

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

End of section

INITIALS:  & 
LESSOR GOVT