

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT NO. 8
LEASE AMENDMENT	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 B 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 – The term beginning on the day the space is accepted by the Government as complete and ready for occupancy through the following 10-year term in accordance with the Paragraph entitled "acceptance of space and certificate of occupancy" herein.

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: *Michael J. Means*
Name: Michael J. Means
Title: SVP
Entity Name: DEG, LLC, a Delaware Limited Liability Company
Date: 6.14.13

FOR THE GOVERNMENT:

Signature: *Larry C. Becker*
Name: Larry Becker
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: JUN 14 2013

WITNESSED FOR THE LESSOR BY:

Signature: *Jennifer Chin*
Name: Jennifer Chin
Title: Leasing Operations Manager
Date: 6.14.13

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

	9/26/12	5/9/13	Block C Occupancy	9/26/17	9/26/22	5/9/23
	to	to	to	to	to	to
Annual Rent	5/8/13 (Firm)	Block C Occupancy (Firm)	9/25/17 (Firm)	9/25/22 (Soft)	5/8/23 (Soft)	Block C 10-years (Soft)
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	\$246,041.41	\$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	32,610.45	0.00	0.00	0.00
Block C Annual	N/A	N/A	\$118,142.13	\$85,531.68	\$85,531.68	\$85,531.68
Total Shell	90,219.34	160,358.70	224,844.59	224,844.59	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	94,674.18	0.00	0.00	0.00
Total Annual	\$146,302.85	\$276,041.41	\$394,183.54	\$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	14.47	0.00	0.00	0.00
Block C Annual/RSF	N/A	N/A	\$52.44	\$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	11.93	0.00	0.00	0.00
Total Annual/RSF	\$51.84	\$48.55	\$49.65	\$37.73	\$35.70	\$37.96

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Tenant Improvement (TI) costs of \$135,462.00 have been amortized over the remaining firm term of fifty-three (53) 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: *JD* & *LB*
LESSOR GOVT