SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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ADDRESS OF PREMISES

One Main Plaza, 2200 Main Street, Suite 600, Wailuku, HI 96793

THIS AGREEMENT, made and entered into this date by and between MAUI OFFICE, LLC, a Delaware limited liability company.

whose address is C/O PEAKE AND LEVOY, LLC
PO BOX 218
KAHULUI, HI 96733-6718

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 (1) the Notice to Proceed (NTP) to the Lessor for construction of tenant improvements. (2) The costs for the tenant improvements (TIs), and lump sum items are broken down as described below in Paragraph 24.

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:

Paragraphs 23 and 24 are added.

23. In accordance with the above referenced contract, the Government is required to provide a Notice to Proceed (NTP) in order for the Lessor to commence construction of the Tenant Improvements (TIs). This SLA No. 1 shall serve as that NTP, effective March 24, 2011.

24. Pursuant to the U.S. GOVERNMENT LEASE FOR REAL PROPERTY, SF-2 and this SLA No. 1 for the above referenced contract, the breakdown of TIs (by way of allowance & lump sum payment) and obligated at this time are as follows:

1. **TI Allowance** - $107,864.66
2. **Excess TIs, Lump Sum Payment** - $103,517.51

The Government will provide a lump sum payment of $103,517.51 to the Lessor upon satisfactory completion and acceptance of the space for buildout. **The actual lump sum payment terms and conditions for the reimbursable lump-sum items will be memorialized in a subsequent SLA.**

The above referenced costs are subject to adjustment based on the final, actual scope of work for the buildout. Any additional items added to the current scope of work must be incorporated by way of a subsequent SLA and/or formally approved by the Contracting Officer via written correspondence.

All other terms and conditions remain in full force and effect.

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

LESSOR

SIGNATURE	NAME OF SIGNER
James Foster	James Foster

ADDRESS 2201 E WILLOW SUITE AA SIGNAL HILL CA 90755

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
L Foster	Lynn Foster

ADDRESS [redacted]

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
Carl Brown	Carl Brown
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer