

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 004
	TO LEASE NO. GS-09B-02834
ADDRESS OF PREMISES 291 Chalan Pasaheru, Tamuning, GUAM 96913	PDN Number:

THIS AMENDMENT is made and entered into between **MICRONESIA CSL DEVELOPMENT, LLC**, a Guam limited liability company

whose address is: 259 Martyr Street, Suite 204, Hagatna, Guam 96910 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 beneficial occupancy and adjust the rent for staggered beneficial occupancy dates.

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 deleted in their entirety and the following substituted therefore.


- 9. **TO HAVE AND TO HOLD** the Premises with their appurtenances for the term beginning September 12, 2014 through September 11, 2034, herein, subject to termination rights as may be hereinafter set forth.

CONTINUED ON PAGE 2

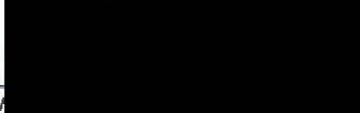
This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
Name: Kamvar Vaghar
Title: Authorized Representative
Entity Name: Micronesia CSI, Development, LLC
Date: 10/10/2014

FOR THE GOVERNMENT:

Signature: 
Name: Lav
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 10/14/14

WITNESSED FOR THE LESSOR BY:

Signature:  2014.10.10 11:32:06 -07'00'
Name: Kara Soriano
Title: Marketing
Date: 10/10/2014

10. The Government shall pay the Lessor annual rent as follows:

BLOCK A ()			
Term	RSF	Rate/RSF - (Shell, Op, TI)	Annual Rent
*10/14/2014 - 10/13/2029	20,337	\$58.61954 - (\$43.71, \$9.66, \$5 24954)	\$ 1,192,145.58
10/14/2029 - 9/11/2034	20,337	\$53.37 - (\$43.71, \$9.66, NA)	\$ 1,085,385.69

* Block A beneficial occupancy established 10/14/2014

BLOCK B ()			
Term	RSF	Rate/RSF - (Shell, Op, TI, Total)	Annual Rent
9/26/2014 - 9/11/2029	9,833	\$59.242538 - (\$43.71, \$9.66, \$5.872538)	\$ 582,531.87
9/12/2029 - 9/11/2034	9,833	\$53.37 - (\$43.71, \$9.66, NA)	\$ 524,787.21

* Block B beneficial occupancy established on 9/12/2014. 9/26/2014 rent start pursuant to paragraph 26 (TENANT B) FREE RENT

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

MICRONESIA CSL DEVELOPMENT, LLC
 259 Martyr Street, Suite 204
 Hagatna, Guam 96910

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INITIALS VKV & LB
 LESSOR GOVT