THIS AMENDMENT is made and entered into between

whose address is: Kapolei 60, LLC, a Hawaii limited liability company
641 Bishop Street, Suite 1601,
Honolulu, HI 98813

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 add the Alteration Requested by the Government.

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 2.10 is added.

2.10 ALTERATIONS REQUESTED BY THE GOVERNMENT (SEP 2013)

A. The Government may request the Lessor to provide alterations during the term of the Lease. Alterations will be ordered by issuance of a Lease Amendment, GSA Form 300, Order for Supplies or Services, or, when specifically authorized to do so by the LCO, a tenant agency-approved form. The GSAM clause, 552.270-31, Prompt Payment, Including its invoice requirements, shall apply to orders for alterations. All orders are subject to the terms and conditions of this Lease and may be placed by the LCO or a warranted contracting officer's representative (COR) in GSA or the tenant agency when specifically authorized to do so by the Lease Contracting Officer, subject to the threshold limitation below.

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.

WITNESSED FOR THE LESSOR:

Name: STEVEN KOTHENBEUTEL
Title: VICE PRESIDENT of AVALON DEVELOPMENT COMPANY LLC
Date: 04/14/2014

KAPOLEI 60 LLC

WITNESSED FOR THE GOVERNMENT:

Name: [REDACTED]
Title: [REDACTED]
Date: 04/14/2014

LEASE AMENDMENT No. 5
TO LEASE No. GS-09B-02783

ADDRESS OF PREMISES:
KAPOLEI PACIFIC CENTER
970 MANAWAI STREET
KAPOLEI, HI 98707

PON Number:

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 Lease Amendment Form 12/12
B. Orders for alterations issued by an authorized COR are limited to no more than $150,000 (LCOs are not subject to this threshold). This threshold will change according to future adjustments of the simplified acquisition threshold (see FAR 2.101). The LCO will provide the Lessor with a list of tenant agency officials authorized to place orders and will specify any limitations on the authority delegated to tenant agency officials. The tenant agency officials are not authorized to deal with the Lessor on any other matters.

C. Payments for alterations ordered by the tenant agency under the authorization described in sub-paragraph B will be made directly by the tenant agency placing the order.