

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT NO. 2
	TO LEASE NO. GS-09B-02957
ADDRESS OF PREMISES: 101 Aupuni Street, Ste 228 Hilo, HI 96720-4246	PDN Number: TBD

**THIS AMENDMENT** is made and entered into between **INOUE-HAWAII REALTY CORP**

whose address is: 101 Aupuni Street, Ste 1001  
Hilo, HI 96720-4259

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 authorize and incorporate Change Orders #1-13, inclusive of all fees, for Tenant Improvements (TIs) which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

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:

Paragraphs 5, 6 and 7 are hereby deleted in their entirety and the following substituted.


**5. NOTICE TO PROCEED.** Following a Government review of the submitted cost proposal, the Government has determined that the bids submitted are fair and reasonable and a Notice to Proceed (NTP) is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed **\$457,227.20 (Initial NTP of \$441,650.00 plus change orders #1-13 totaling \$15,577.20)**, inclusive of all management fees, architectural fees, applicable taxes, swing space improvements and costs related to completing the tenant improvements per the Government reviewed construction drawings dated 10-23-2013.

Attachments: Exhibit A – Change Order Summary


This Lease Amendment contains 2 pages.

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


FOR THE LESSOR:

Signature:   
Name: Al Inoue  
Title: Owner  
Entity Name: INOUE-HAWAII REALTY CORP  
Date: 12/17/14

FOR THE GO

Signature:   
Name: Je  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 12/29/2014

WITNESSED BY

Signature:   
Name: BRIAN M. IWATA  
Title: CPA  
Date: 12/17/14

