

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No.001
	TO LEASE NO. GS-09P-LHI03458
LEASE AMENDMENT	
ADDRESS OF PREMISES 1074 MIKOLE STREET, HONOLULU, HI	PDN Number: N/A

THIS AMENDMENT is made and entered into between Akira Yamamoto Painting, Inc.

whose address is: 1074 Mikole Street, Honolulu, HI 96819

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 accept the leased space as substantially complete and initiate 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 signature of the Government as follows:

The LEASE TERM paragraph of Page 1 and Section 1.06 A. of RENT AND OTHER CONSIDERATIONS of Lease GS-09P-LHI03458 are hereby deleted and replaced as follows:


"LEASE TERM

To Have and To Hold the said Premises with its appurtenances beginning August 14, 2015 as required by this Lease and continuing for a period of ten (10) years, five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth."


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: _____
Title: _____
Entity Name: Akira Yamamoto Painting, Inc.
Date: 9/3/2015

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: 9/3/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: _____
Date: 9/3/2015

***1.06 RENT AND OTHER CONSIDERATIONS (May 2014)**

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$46,600.00	\$46,600.00
TENANT IMPROVEMENTS RENT ²	\$ 1,866.48	\$0.00
OPERATING COSTS ³	\$7,640.00	\$ 7,640.00
TOTAL ANNUAL RENT	\$56,106.48	\$52,240.00

¹Shell rent calculation:

(Firm Term) 523.30 per RSF multiplied by 2,000 RSF

(Non Firm Term) 523.30 per RSF multiplied by 2,000 RSF

²The actual Tenant Improvement cost of \$8,241.98 is amortized at a rate of 5 percent per annum over 5 years.

³Operating Costs rent calculation: \$3.82 per RSF multiplied by 2,000 RSF. (Operating Costs are defined elsewhere herein)

INITIALS:

DM
LESSOR

&

RG
GOVT