

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 2

DATE
6/7/12

LEASE NO. GS-09B-02103

ADDRESS OF PREMISES: 2200 Main Street, Wailuku, HI 96793-1643

THIS AGREEMENT, made and entered into this date by and between MAUI OFFICE, LLC

whose address is: 2200 Main Street, Ste 545, Wailuku, HI 96793-1640

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 a Beneficial Occupancy date; modify tenant improvement cost amortization; modify payment of rent; authorize and incorporate Change Orders (C/Os), inclusive of all fees, for Tenant Improvements (TIs) which exceed the tenant improvement allowance; and provide for Lump Sum Payment of these additional tenant improvement costs which exceed the tenant improvement allowance.

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 B3 and 3 are hereby deleted in their entirety and 16 and 17 are hereby added:

"B3. To have and to hold for the term of ten (10) years, five (5) firm, commencing on March 27, 2012 and expiring March 26, 2022. The Government may terminate this lease in whole or in part at any time on or after the fifth (5th) year by giving at least sixty (60) days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

"3. Detailed Annual Rent Breakdown. The Government shall pay the Lessor annual rent on a monthly basis in arrears. Rent for a lesser period shall be prorated.

RENT	March 27, 2012 – March 26, 2017			March 27, 2017 – March 26, 2022		
	Rent/yr	Rent/rs/yr	Rent/us/yr	Rent/yr	Rent/rs/yr	Rent/us/yr
Shell	59,655.73	31.986988	39.38	69,198.69	37.103855	45.68
Operating	20,906.65	11.210000	13.80	20,906.65	11.210000	13.80
TI Amort	20,839.40	11.173946	13.76	0.00	0.00	0.00
Annual	101,401.78	54.370934	66.93	90,105.34	48.313855	59.48

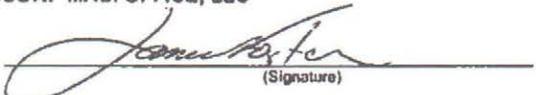
Rent checks shall be payable to:

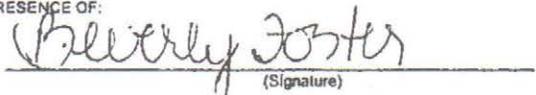
Maui Office, LLC
Mail Code 61157
P.O. Box 1300
Honolulu, HI 96807-1300*

Attachments: Sheet No. 1

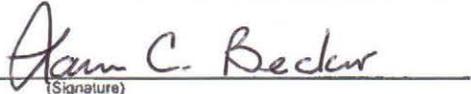
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: MAUI OFFICE, LLC

BY  (Signature) MUR POWER JAMES FOSTER (Print Name and Official title)

IN PRESENCE OF:
 (Signature) BEVERLY FOSTER Admin Assist (Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY  (Signature) Contracting Officer (Official title)

