

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

DATE

7/13/2010

7

TO LEASE NO. GS-09B-02211

ADDRESS OF PREMISES Waterfront Plaza, Building 2
4th & 5th Floors
500 Ala Moana Blvd.
Honolulu, HI 96813

THIS AGREEMENT, made and entered into this date by and between
Waterfront A, LLC, Waterfront B, LLC, Waterfront C, LLC, Waterfront D, LLC, and
Waterfront E, LLC, as tenants in common

whose address is

841 Bishop Street, Suite 1700
Honolulu, HI 96813

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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: Provide for the payment mechanism of lump sum tenant improvement (TI) costs associated with the C-Cure 9000 System and related items. Paragraph 29 is hereby added:

"29. The Government agrees to pay an amount of \$12,353.10 in the form of a lump sum payment for reimbursable work items upon substantial completion of the work, acceptance thereof by the Government, and submission of a proper invoice by the Lessor.

The Lessor shall submit for Lump Sum Payment, an original and one copy of the invoice for the reimbursable work items, including the annotation of PS Number "PS 0017794", on the Invoice. The original invoice shall be remitted to:

GSA, Greater Southwest Finance Center (7BCP)
P.O. Box 17181
Ft. Worth, TX 76102

A copy of the invoice shall be concurrently submitted to the GSA Contracting Officer at:

GSA, Real Estate (9P4PRD)
600 Las Vegas Blvd, South, Suite 600
Las Vegas, NV 89101"

All other terms and conditions of the lease shall remain in force and effect.

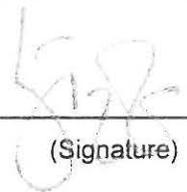
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

WATERFRONT A, LLC, WATERFRONT B, LLC,
WATERFRONT C, LLC, WATERFRONT D, LLC,
and WATERFRONT E, LLC, each a Delaware
limited liability company

By: Pacific Office Management, Inc.
a Delaware corporation
Its Authorized Agent

BY

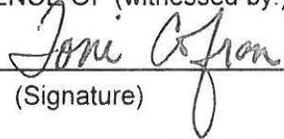


(Signature)

Lawrence J. Taff

(Title) Executive Vice President

IN THE PRESENCE OF (witnessed by:)



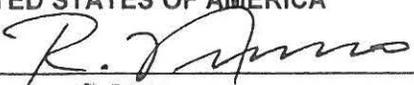
(Signature)

841 Bishop Street, Suite 1700, Honolulu, HI 96813

(Address)

UNITED STATES OF AMERICA

BY



ROBERT W. NIMMO

Contracting Officer
General Services Administration