

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT No. 01

DATE JUL 16 2010

TO LEASE NO. GS-09B-02379

ADDRESS OF PREMISES: Waterfront Plaza,  
500 Ala Moana Blvd, Honolulu, Hawaii 96813

THIS AGREEMENT, made and entered into this date by and between WATERFRONT A LLC, a Delaware limited liability company, WATERFRONT B LLC, a Delaware limited liability company, WATERFRONT C LLC, a Delaware limited liability company, WATERFRONT D LLC, a Delaware limited liability company, WATERFRONT E LLC, a Delaware limited liability company,

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: To expand the "Premises", to change the rent, re-establish the percentage of occupancy, incorporate Labor Wage Rate standards, and provide Construction Document (CD) Notice To Proceed (NTP) for Block B and Block C. In this regard, Paragraphs 1, 3 and 10 are deleted in their entirety and the following new Paragraphs 1, 3 and 10 are substituted therefore, Paragraph 20 has been added.

1. The Lessor hereby leases to the Government the following described premises:

12,733 rentable square feet (r.s.f.), yielding 11,072 ANSI/BOMA Office Area square feet and related space located on the 3<sup>rd</sup> Floor (Suite 300), 3<sup>rd</sup> Floor (Suite 320), and 2<sup>nd</sup> Floor (Suite 220) at the Waterfront Plaza, 500 Ala Moana Blvd., Honolulu, HI 96813, together with ten (10) inside, onsite structured and reserved parking spaces, as depicted on the attached Exhibit C to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

**BLOCK B (SBA):** 6,540 rentable square feet (r.s.f.), consisting of 5,687 ANSI/BOMA Office Area (ABOA) square feet and related space located in Suite 300 together with two (2) inside, onsite structured and reserved parking spaces.

**BLOCK C (USCG):** 2,128 rentable square feet (r.s.f.), consisting of 1,850 ABOA square feet and related space located in Suite 320 together with six (6) inside, onsite structured and reserved parking spaces.

**BLOCK E (FBI):** 4,065 rentable square feet (r.s.f.), consisting of 3,535 ABOA square feet and related space located in Suite 220 together with two (2) inside, onsite structured and reserved parking spaces.

The space is located at Waterfront Plaza, 500 Ala Moana Blvd., Honolulu, HI 96813, to be used for such purposes as may be determined by the General Services Administration.

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

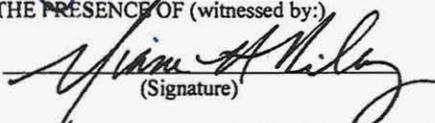
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: WATERFRONT A LLC, a Delaware limited liability company, WATERFRONT B LLC, a Delaware limited liability company, WATERFRONT C LLC, a Delaware limited liability company, WATERFRONT D LLC, a Delaware limited liability company, WATERFRONT E LLC, a Delaware limited liability company,

BY  (Signature)

EXECUTIVE VICE PRESIDENT (Title)

IN THE PRESENCE OF (witnessed by):

 (Signature)

841 BISHOP ST, #1700, HONOLULU, HI 96813 (Address)

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

BY  (Signature)

Contracting Officer, GSA