

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: 4/21/10

LEASE No. GS-09B-02503

THIS LEASE, made and entered into this date between **DEG, LLC**

whose address is: 1132 Bishop Street
Honolulu, Hawaii 96813-2807

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
19,896 rentable square feet (r.s.f.), yielding 17,154 ANSI/BOMA Office Area square feet and related space located on the 2nd and 3rd Floors at 1132 Bishop Street, Honolulu, Hawaii, 96813-2807, together with six (6) onsite, structured, and reserved parking spaces, as depicted on the attached Parking Plan (Exhibit C) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on
The date the Government accepts the space for ten (10) years, five (5) years firm subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor for years 1 through 5 annual rent of \$1,053,344.33 at the rate of \$87,778.69 per month in arrears and for years 6 through 10 annual rent of \$845,778.96 at the rate of \$70,481.58 per month in arrears.

Years	Shell Rate RSFPY (rentable square foot per year)	Services RSFPY	Tenant Improvements	Total Rent RSFPY	Total Monthly Rent	Total Annual Rent
1 - 5	\$32.89	\$9.62	\$10.44	\$52.94	\$87,778.69	\$1,053,344.33
6 - 10	\$32.89	\$9.62		\$42.51	\$70,481.58	\$845,778.96

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

DEG, LLC

1132 BISHOP STREET, SUITE 2305
HONOLULU, HAWAII 96813-2807

4. The Government may terminate this lease in whole or in part effective on or after the fifth (5th) year by giving at least sixty (60) days' prior 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.
5. THIS PARAGRAPH HAS BEEN INTENTIONALLY OMMITTED

