

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-09B-02557	DATE 08/12/11	PAGE 1 of 2
ADDRESS OF PREMISES 75-1029 Henry Street, Suite 201, Kailua-Kona, HI 96740-1666			

THIS AGREEMENT, made and entered into this date by and between HENRY STREET INVESTORS, LLC, a Hawaii limited liability company,

whose address is 75-1029 HENRY STREET
SUITE 202
KAILUA-KONA, HI 96740-1666

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 the date of beneficial occupancy effective July 12, 2011, adjust square footage for the re-measurement of space adjust rent, adjust commission and commission credit, and provide Lump Sum Payment for Excess Tenant Improvements.

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:

Paragraph 25 is added. Paragraphs 1, 3, 9, 12, 22, 24 of the SF2 and SLA 1 are deleted in their entirety and replaced with the following:

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

A total of 1,910 rentable square feet (r.s.f.) yielding approximately 1,910 ANSI/BOMA Office Area square feet and related space located on 2nd Floor (Suite 201) at the Crossroads Professional Center, 75-1029 Henry Street, Kailua-Kona, HI 96740-1666, together with two (2) onsite parking spaces, reserved, as depicted on the attached Exhibit A (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

3. Rent. The Government shall pay the Lessor annual rent of:

Rent Breakdown Years 1-10)	Annual Rent	Monthly Rent
Shell Rent	\$44,689.50	\$3,724.125
Operating Cost	\$32,298.10	\$2,691.508
Tenant Improvement	\$14,062.10	\$1,171.841
Full Service Annual Rent	\$91,049.70	\$7,587.475

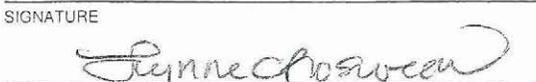
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

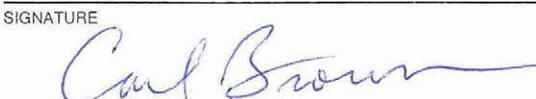
LESSOR

SIGNATURE 	NAME OF SIGNER MARK S. RICHARDS
ADDRESS 55 Merchant St. 29th Floor Honolulu, HI 96813	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER LYNNE ROSEKAR
ADDRESS 55 Merchant St. Ste 2900 Honolulu, HI 96813	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Carl Brown
OFFICIAL TITLE OF SIGNER Lease Contracting Officer	

3. Continued:

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

HENRY STREET INVESTORS, LLC
C/O PACIFICA REALT MANAGEMENT
75-1029 HENRY STREET, SUITE 202
KAILUA-KONA, HI 96740-1666

9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning July 12, 2011 through July 11, 2021.

12. TAX ADJUSTMENT: Pursuant to paragraph 4.2, "Tax Adjustment," for purposes of tax escalation, the Government occupies 1,910/13,029 rentable square feet (14.659%).

22. COMMISSION AND COMMISSION CREDIT: The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that is entitled to receive in connection with the lease transaction. The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicate in this schedule for adjusted Monthly Rent.

First Month's Rental Payment \$7,587.475 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$7,587.475 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$7,587.475 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment \$7,587.475 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

24. Pursuant to the U.S GOVERNMENT LEASE FOR REAL PROPERTY SF-2 for the above referenced contract, the breakdown of TIs (by way of allowance and excess tenant improvements/lump sum payment) and obligated at this time are as follows:

- 1. Total TI Cost: \$499,476.00
- 2. Less: Total TI Allowance Amortized \$107,977.73
- 3. Total Lump Sum Payment (due to Lessor): \$391,498.27 (Excess Tenant Improvements)

The government will provide a lump sum payment of \$391,498.27 to Lessor upon satisfactory completion and acceptance of the space for the excess tenant improvements.

25. The Government agrees to pay \$391,498.27 in the form of a lump sum payment for the excess tenant improvements. The Lessor shall submit for Lump Sum Payment an original and one copy of the invoice for the excess tenant improvements, including the annotation of the PS Number, "PS _____" on the invoice.

The Lessor shall remit an original invoice to the Contracting Officer at:

GSA, Real Estate Acquisition Division, Broker Branch
Attention: Mr. Carl Brown
450 Golden Gate Avenue, 3rd Floor East
San Francisco, CA 94102

INITIALS: WRK LESSOR CS GOVT