

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-09B-02763 (LHI02763)	DATE 7/5/12	PAGE 1 of 2
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ADDRESS OF PREMISES
Kamanu Center
73-5618 Maiiau Street
Kailua Kona, HI 96740-2616

THIS AGREEMENT made and entered into this date by and between **C&R DEVELOPMENT, LLC**
whose address is **72-3982 Mamalahoa Highway**
Kailua Kona, Hawaii 96740-2616

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 provide for additional alterations to the leased space per Change Order 3 as requested by the Agency.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, upon execution by the Government, as follows:

Paragraph 28 is hereby amended as follows:

- "28.
- (a) Additional costs for tenant improvements totaling [REDACTED] are hereby authorized by the Government to move thermostat and electrical outlet to new location in Coordination Center, install Smart Board and televisions in Coordination Center, and install new outlet in Coordination Center (Change Order #3) in the Government occupied space. These costs include all costs for labor, materials, fees, overhead, profit and any other costs required to complete this work. This lease amendment serves as the Notice to Proceed with Change Order 3. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$303,177.53, upon receipt of an original invoice.
 - (b) Initial Tenant Improvement Costs \$624,960.84
Plus: Change Orders 1 & 2 – (SLA 4-executed 5/7/12) [REDACTED]
Plus: Change Order 3 – move thermostat/install Smart Board [REDACTED]
Subtotal Cost of Tenant Improvements **[REDACTED]**
Less: Outside HVAC Air Balancing Cost [REDACTED]
Total Cost of Tenant Improvements **\$625,780.01**

In accordance with Lease Paragraph 16 and SFO#9HI2052, the payment of these Tenant Improvement costs shall be broken down as follows:

Amortized over the 5 year term of the lease:	\$322,602.48
Via lump sum as described in this agreement	\$303,177.53
Total:	\$625,780.01

Invoices must be submitted electronically to the following address:
<https://www.finance.gsa.gov/webvendors/LoginVend.aspx>. If you are unable to process the invoice electronically, you may

mail the original invoice to the following address:

GSA, Greater Southwest Finance Center
FAS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must first be provided to the Contracting Officer at the following address:

General Services Administration
ATTN: Don Thomas
450 Golden Gate Ave, 3rd Floor East
San Francisco, CA 94102

A proper invoice must include the following:

Invoice date
Name of the Lessor as shown on the Lease
Lease contract number, building address, and a description, price, and quantity of items delivered
GSA PDN # ~~0022700~~ (to be provided by GSA)."

PS 023900 ES

All other provisions of Lease number GS-09B-02763 (LHI02763) remain unchanged.

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

LESSOR - C&R DEVELOPMENT, LLC

SIGNATURE

Kevin A. Linkembach

NAME OF SIGNER

July 4, 2012

ADDRESS

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

Donald C. Thomas

NAME OF SIGNER

Donald C. Thomas

OFFICIAL TITLE OF SIGNER

Contracting Officer

INITIALS: *UAC* LESSOR

DC GOVT

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