GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT TO LEASE NO. GS-09B-02957 ADDRESS OF PREMISES: 101 Aupuni Street, Ste 228 PDN Number: TBD

THIS AMENDMENT is made and entered into between INOUE-HAWAII REALTY CORP

whose address is:

101 Aupuni Street, Ste 1001

Hilo, HI 96720-4246

Hilo, HI 96720-4259

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 a Beneficial Occupancy date and establish the rent schedule.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraph 1.03 A is hereby deleted in its entirety and the following substituted.

Attachments: Exhibit A - Condition Survey Report with punchlist

This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date:

FOR THE LES	con.	FOR THE GO
Signature: Name: Title: Entity Name Date: WITNESSED	Al Inoue Owner : INOUE-HAWAII REALTY CORP L2/17/14 FOR THE LESSON DV.	Signature: Name: Title: GSA, Public Buildings Service Date: Date:
Signature:	- Be no T	
Name:	BRIAN M. FWATA	
Title:	CPA	
Date:	12/17/14	

1.01 RENT AND OTHER CONSIDERATION (AUG 2011)

A. The Government shall pay the Lessor annual rent, payable monthly installments in arrears, at the following rates:

	FIRM TERM (YRS 1-7) 12/4/14-12/3/21		Non Firm Term (yrs 8-10) 12/4/21-12/3/24		NON FIRM TERM (YRS 11-15) 12/4/24-12/3/29	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL	ANNUAL RATE/RSF	ANNUAL
Shell Rent	\$ 34,355.36	\$ 21.580000	\$ 34,355.36	\$ 21.58	\$ 41,885.52	\$ 26.31
Tenant Improvement Rent ¹	\$ 11,813.44	\$.7.420503	\$ -	\$ -	\$ -	\$ -
Operating Costs	\$ 21,364.64	\$ 13.420000	\$ 21,364.64	\$ 13.42	\$ 21,364.64	\$ 13.42
Total Annual Rent	\$ 67,533.44	\$ 42.420503	\$ 55,720.00	\$ 35.00	\$ 63,250.16	\$ 39.73

The Tenant Improvement Allowance of \$47.129501/ABOA SF (General Allowance only) is amortized at a rate of 7 percent per annum over 7 years.

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

End of section

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INITIALS: 4 & SOVT