General Services administration Public buildings service	LEASE AMENDMENT No. 1 NTP	
LEASE AMENDMENT	TO LEASE NO. GS-098-02982 034ワー	CB-
ADDRESS OF PREMISES	PDN Number: N/A	
WATUMULE PLAZA		
4334 RICE STREET, SUITES 103-104 & 207-208		
LIHUE, HAWAII 96766-1388		

THIS AGREEMENT is made and entered into between WATUMULL PROPERTIES CORPORATION dba WATUMULL PLAZA

whose address is:	307 Lewers Street		
	6 th Floor		
	Honolulu, Hawaii 96815-2357		

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective <u>upon execution by the Government</u> as follows:

To issue a Notice to Proceed (NTP) for Tenant Improvements and Building Specific Security Costs. Paragraph 7.06 is hereby added as follows:

This Lease Amendment contains 4 pages including (2) Exhibits, attached.

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 below date.

FOR THE LESSOR:

Signature:		
Name:		11
Title:	 VICE Preside	U
Entity Name:	 	
Date:	 2/23 2015	

FOR THE GOVERNMENT:

Signature:	
Name:	Carl Brown
Title:	Lease Contracting Officer
GSA, Public	Buildings Service
Date:	Falinny 23, 2015
	<i>.</i>

WITNESSED FOR THE LESSOR BY:

Signatur	
Name:	
Title:	
Date:	616316013

Lease Amendment Form 09/12

7.06 LIMITED NOTICE TO PROCEED FOR TENANT IMPROVEMENTS

In separate correspondence dated December 12, 2014, the Government issued a limited Notice to Proceed in the amount of \$172, 988.40 which was for the tenant improvement allowance allotted in the lease. The balance of the costs of the tenant improvements remaining were under further negotiation.

NOTICE TO PROCEED FOR TENANT IMPROVEMENTS (TI)

Following a Government review of the cost proposal submitted on December 12, 2014, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed for Tenant Improvements is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$366,699.69, inclusive of all management and architectural fees, depicted on Exhibit Watumull Plaza TICS Table 12 11 14 R, attached hereto.

Per an agreement between the lessor and the Government, the Lessor has agreed to fund the balance of the tenant improvement costs of \$193,711.29 over the tenant improvement allowance allotted in the lease of \$172,988.40 at 8% over five (5) years firm term. Therefore, the full amount of \$366, 699.69 will be amortized in the lease at 8% over the five (5) years firm term.

Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed on the Tenant improvements for the above referenced lease. The anticipated date of completion and acceptance by the Government is within 120 working days from issuance of the Notice to Proceed.

NOTICE TO PROCEED FOR BUILDING SPECIFIC SECURITY COSTS (BSAC)

Following a Government review of the submitted cost proposal dated December 12, 2014, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed for Building Specific Security Costs (BSAC) is hereby issued for the construction of building specific security items, as identified herein, at a total cost not to exceed \$7,283.42, inclusive of all management and architectural fees, depicted on Exhibit called TICS BSC-1000 2014.12.11, attached hereto. This amount is less than the allotted allowance in the lease and will be amortized in the lease at 8% over the five (5) year firm term. A subsequent Lease Amendment shall be provided to adjust the amortization of this amount and adjust the full service rent at Beneficial Occupancy of the space.

Upon completion, inspection, and acceptance of the space, the Government shall remit monthly payment for the full service rent which includes the tenant improvement allowance allotted in the lease and the tenant improvements above the allowance over the five (5) year firm term of the lease at 8%. A subsequent lease amendment will be issued at beneficial occupancy capturing the revised full service rent stated in Section 1.03 RENT AND OTHER CONSIDERATION.

The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:

Lease Amendment Form 09/12

	TENANT IMPROVEMENTS COST SUMMARY (TICS)					
(GSZA	for	8H120S0 Lihue HI		ABOA SF≃		3,380
	Agancy:		TIA PER	ABOA SF≃	\$	51.18
December 11, 2014	Location:	Linue, HI 96766		TOTAL TIA	s	172,985
	RU Factor	1.20		RSF=		4,058
Masterformat CS	System Elements		TI*		s	SHELL"
Div 1	General Requirements		s		'\$	608.00
Div 2	Site work & Damolition		S	•	S	20,220.00
Div 3	Concrete		s		ŝ	÷.
Div 4	Foundations / Masonry		S	-	S	
Div 5	Metals	1	8	*	S	-
Div 6	Woods & Plastics		\$		\$	1,805.00
Div 7	Thermal & Moisture		\$	- 1	S	
Div 8	Doors & Windows		\$		\$	30,913.00
Div 9	Finishes		S		S	49,868 20
DIv 10	Specialities		\$	-	5	•
Div 11	Equipment		S		S	354.00
	Fumishings		\$	-	s	
Div 13	Special Construction		S	-	\$	-
Div 15	General Construction		S		\$	735.00
Div 21	Fire Suppression	l	Ş		ŝ	
Div 22	Plumbing	ļ	S		S	<u> </u>
Div 23	HVAC		\$		<u>s.</u>	91,111.00
Div 26.1	Electrical		S		5	19,390.00
Div 26,2	Lighting		s		S	26,770.80
<u>Div 27</u>	Communications, Security & Other Elec. Systems	L	\$. <u>s</u>	<u> </u>
Div 28.1	Electrical solety & Security		s	*	S	<u> </u>
	Security		S	<u> </u>	Ş	<u> </u>
	Exterior	L	s	-	\$	
Sublotai	Trade Costs			342,390,00	S	241,503.00
	General Contractor Fee	Percent	S		S	
Subtotal	Construction Costs				S	241,503.0
	Architectural & Engineering Fees (NIC DID costs)	lump sum		17,119,50	18	27,880.50
	Other Lessor Costs Established Under the Lease		8		1.5	4,400.0
Sublotal	Lessor's Costs:				5	273,783.5
	Lessor's Project Management Fee	Parcent		7,190,19	Sec.	ci la la come
Total	Price to Government:			366,639.69		
		Cost per ABOA SF	<u> \$</u>		s.	
	Noles: Include all subcontractors' costs. Shell and core work items within tenant space will i tab, and the lease for further information.	Cost per RSF nclude those items for a		90.41 Please refer		67.51 ELL DEFINITION

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	TENANT JINPROVEMENTS COST SUMMARY (TICS)						
ĠŚĂ	for	8HI2060 Lihue Ki		- 3,38			
No. of Concession, Name	Agency:		TIA PER ABOA SF				
December 11, 2014	Location:	Linuo, HI 96766	TOTAL T				
	- RU Factor	1.20	RSF	z 4,05			
Masterformat CSI	System Elements		ĩI.	SHELL"			
Div 1	General Requirements		s .	5 .			
Div 2	Site work & Demolition		s -	<u>s</u>			
Div 3	Concrete		\$	S.			
Div 4	Foundations / Masonry		ş -	.5			
Div 5	Matals		\$	S -			
Div 6	Woods & Plastics		s	5			
Div 7	Thermal & Moisture		\$	18 -			
Div 8	Doors & Windows		5				
Div 9	Finishes		s	J.S -			
Div 10	Specialtias		\$	<u>\$</u>			
Div 11	Equipment		8 -	5 -			
Div 12	Furnishings		s	5			
Div 13	Special Construction		\$				
<u> Div 15</u>	General Construction		<u>s</u> -	<u> </u>			
Div 21	Fire Suppression		\$.8			
Div 22	Plumbing		<u>s</u>				
	HVAC		<u>s</u>				
Div 25.1	Electrical		<u>s</u>				
	Lighting		s -	<u>s</u> .			
	Communications, Security & Other Elec. Systems		5 .	S .			
Div 28.1	Electrical safely & Security		<u>s</u>	<u> </u>			
Div 28.2	Security	<u> </u>	\$				
Div 32	Exterior	L	\$.				
Subtotal	Trade Cosis		\$	5			
	General Contractor Fas	Parcent		<u>s</u>			
	Construction Costs		<u>s</u>	5.			
	Architectural & Engineering Fees (NIC DID costs)	Percent		\$			
	Other Lessor Costs Established Under the Lease		s	5			
Subtolal	Lessor's Costs:		\$ 7,149.6	1 5			
	Lessor's Project Management Fee	Percent		BUT STORE STORE			
Total	Price to Government:			2			
		Cost per ABOA SF	S21	5 5			
	Notes:	Cost per RSF	\$ 1.8	0 5 -			
+1	Include all subcontractors' costs. Shall and core work items within tenant space will it tab, and the lease for further information.	nclude those items for a	warm lit shelj, Please refe	er to the SHELL DEFINITION			

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