

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-09B-02783
ADDRESS OF PREMISES KAPOLEI PACIFIC CENTER 970 MANAWAI STREET KAPOLEI, HI 96707-0000	PDN Number:

THIS AMENDMENT is made and entered into between Kapolei 60, LLC, a Hawaii limited liability company

whose address is: Kapolei 60, LLC, a Hawaii limited liability company
 841 Bishop Street, Suite 1601,
 Honolulu, HI 96813

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 authorize and incorporate Change Orders 1 to 3; and provide for Lump Sum Payment.

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 28 and 29 are deleted in their entirety and the following Paragraphs are substituted therefore.

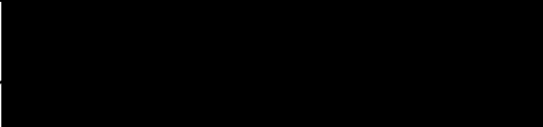

28. The following Change Orders 1,2, and 3 are approved and authorized by the Government and are to be paid upon completion and acceptance of work by the General Services Administration.

This Lease Amendment contains 2 pages.

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

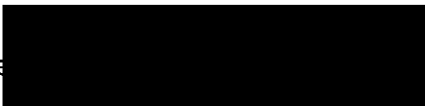

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: 
 Name: 
 Title: PRESIDENT & CEO
 Entity Name: AVMOON DEVELOPMENT OF LLC


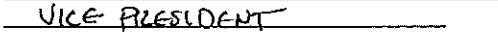
Date: 6 SEPT 2013

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,

Date: SEP 09 2013

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: 
 Title: VICE PRESIDENT
 Date: 6 SEPT 2013

Change Order Number	Date Authorized	Description	Amount
1	9/3/13	Additional Electrical Work a. Relocate one L5-30 Receptacle to LAN rack b. Provide 25 pair plenum Cat 3 wires & 24 port patch panel. Terminate c. Relocate Junction Boxes near power poles at open office	[REDACTED]
2	9/3/13	Additional Electrical Work a. Install glass and framing at 3 self service windows b. Provide [REDACTED] c. Provide 3ea Maple Framing and Stops for Self Service openings	
3	9/3/13	Additional Carpentry Work a. Cover Windows at DCR Room b. Install Pictures and File Cabinets c. Install Additional Backing for TV's and Monitors	
		The Lessor's discount	[REDACTED]
		Total Cost of Change Orders	\$10,000.00

The original Tenant Improvement cost in the amount of **\$745,479.08** is revised to **\$755,479.08**, which includes the cost of the above Change Orders 1 to 3, totaling **\$10,000.00**. The revised amount which exceeds the tenant improvement allowance of **\$699,364.08**, is increased from \$46,115.00 to **\$56,115.00**. The Lessor shall construct all Tenant Improvements in accordance with Section 5 of the Lease, incorporated and made a part of the Lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of **\$56,115.00** pursuant to Paragraph 29, herein. The Lessor hereby waives restoration as a result of all improvements.

29. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount **not to exceed \$56,115.00** shall be submitted via the GSA Finance website at www.finance.gsa.gov


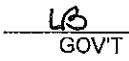
A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Acquisition Division
Attention: Lawrence C. Becker
401 West "A" Street, Suite 2075
San Diego, CA 92101

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 the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.
All other terms and conditions of the Lease shall remain in force and effect.

INITIALS:  & 
LESSOR & GOV'T