

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-09B-02783
ADDRESS OF PREMISES: KAPOLEI PACIFIC CENTER 970 MANAWAI STREET KAPOLEI, HI 96707	PDN Number:

THIS AMENDMENT is made and entered into between

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 add the Alteration Requested by the Government.

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 2.10 is added.

**2.10 ALTERATIONS REQUESTED BY THE GOVERNMENT (SEP 2013)**

A. The Government may request the Lessor to provide alterations during the term of the Lease. Alterations will be ordered by issuance of a Lease Amendment, GSA Form 300, Order for Supplies or Services, or, when specifically authorized to do so by the LCO, a tenant agency-approved form. The GSAM clause, 552.270-31, Prompt Payment, Including its invoice requirements, shall apply to orders for alterations. All orders are subject to the terms and conditions of this Lease and may be placed by the LCO or a warranted contracting officer's representative (COR) in GSA or the tenant agency when specifically authorized to do so by the Lease Contracting Officer, subject to the threshold limitation below.


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 GOVERNMENT:

Name: CHRISTINE CAMP  
Title: MANAGER (see signature block below)  
Entity Name: KAPOLEI 60 LLC  
Date: 04/14/2014

Signature:   
Name: [Redacted]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 4/14/14

WITNESSED FOR THE LESSOR BY:

KAPOLEI 60 LLC  
by AVALON SMC LLC, ITS MANAGER  
AVALON DEVELOPMENT COMPANY LLC, ITS MANAGER  
by CHRISTINE CAMP, ITS MANAGER

Signature:   
Name: STEVEN KOTHENBEUTEL  
Title: VICE PRESIDENT of AVALON DEVELOPMENT COMPANY LLC  
Date: 04/14/2014

B. Orders for alterations issued by an authorized COR are limited to no more than \$150,000 (LCOs are not subject to this threshold). This threshold will change according to future adjustments of the simplified acquisition threshold (see FAR 2.101). The LCO will provide the Lessor with a list of tenant agency officials authorized to place orders and will specify any limitations on the authority delegated to tenant agency officials. The tenant agency officials are not authorized to deal with the Lessor on any other matters.

C. Payments for alterations ordered by the tenant agency under the authorization described in sub-paragraph B will be made directly by the tenant agency placing the order.

INITIALS: CC & UB  
LESSOR GOVT