

SUBLEASE

This Sublease is made as of **July 18, 2022**, by and between KEEHI MARINE, INC., a Hawaii Corporation, whose address is 24 Sand Island Access Road, Honolulu, Hawaii 96819 (hereinafter called "Sublessor", and **Kaimana Ventures Limited**, whose address is [REDACTED] (hereinafter called "Sublessee").

WITNESETH THAT:

WHEREAS, Sublessor is the current lessee under that certain Lease dated February 1, 1971 (the "Master Lease") by and between the State of Hawaii, as lessor (the "Master Lessor"), and Keehi Drydock Corporation, as lessee, which Master Lease is recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17826, page 428; and

WHEREAS, the land leased pursuant to the Master Lease (the "Land") together with the improvements thereon are known as the Keehi Marine Center (the "Center"); and

WHEREAS, Sublessee desires to sublease from Sublessor those certain Premises more particularly described herein (the "Premises");

NOW, THEREFORE, for and in consideration of the premises and the covenants and agreements contained herein, and other good and valuable consideration, the Sublessor does hereby sublease, demise, and let unto Sublessee the Premises together with the non-exclusive right to use those areas of the Center which are not reserved for the exclusive use of Sublessor or any one Tenant ("Common Areas") for ingress and egress to the Premises and sublessee does hereby hire and take from Sublessor the Premises.

SECTION 1. SPECIFIC SUBLEASE TERMS.

1.1 Name and Address of Sublessee:

Kaimana Ventures Limited
[REDACTED]

1.2 Premises.

The "Premises" consist of following:

- 1.2.1 Land Area: Approximately 2,200 square feet of land (1800 inside; 400 outside);
- 1.2.2 Improvements: 4 roll up doors, 2 personnel doors, bathroom with toilet and sink, 2 water spigots outside makai wall, electrical outlets, and lighting,

All of which are particularly described or depicted in Exhibit A attached hereto and incorporated herein by this reference

1.3 Term.

This Sublease shall commence on August 1, 2022 (commencement date) and end on July 31, 2024

1.4 Rent.

1.4.1 "Base Rent" : \$3,541.94 (including 4.712% Hawaii GET) per month.

1.4.2 "Percentage Rent" : N/A.

1.4.3 All other sums designated in the "Standard Terms and Conditions."

1.5 Use. The Premises may be used for the following purpose (s) and no other purpose (s) :

- To operate a fishing equipment and marine supply retail store.
- Storage.
- Marine repair and maintenance

1.51 Parking: Sublessee will have 4 parking spaces for employee/customer parking.

1.6 "Security Deposit" : US \$3,541.94

1.7 Sublessee's "Prorata Share": 1%

1.8 Insurance. Sublessee shall maintain the following types of insurance with the following minimum limits:

1.8.1 Commercial General Liability Insurance (including products, contractual, and personal injury liability) with a minimum per occurrence limit of US\$ 1,000,000 and minimum per person limit of US \$1,000,000 and a minimum limit of US\$ 1,000,000 for property damage.

1.8.2 Casualty Insurance on all of Sublessee's property insuring such property (including all fixtures and improvements) to the full replacement value thereof as of the time of loss. N/A

1.8.3 Business Interruption Insurance as described in the Standard Terms and Conditions. N/A

1.8.4 Environmental Pollution Insurance as described in the Standard Terms and Conditions. N/A

1.8.5 Insurance during any construction upon or improvement or alteration of the Premises shall be maintained as described in the standard Terms and conditions. N/A

1.9 Notices. All notices required to be given under this sublease shall be given as follows:

If to Sublessor:

KEEHI MARINE, INC.
24 Sand Island Access Road
Honolulu, Hawaii 96819
Attention :General Manager
Facsimile No. 808 841-6610

If to Sublessee:

Kaimana Ventures Limited


or to such other address of which a party hereto shall give the other party ten (10) days' written notice.

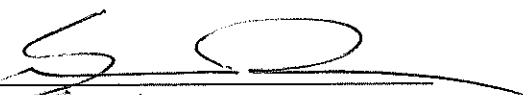
SECTION 2. STANDARD TERMS AND CONDITIONS.

In addition to the foregoing Specific Sublease Terms, Sublessor and Sublessee agree to the Standard Terms and Conditions attached hereto as Exhibit B and incorporated herein by this reference.


The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the same counterparts.

IN WITNESS WHEREOF, Sublessor and Sublessee have executed these presents as of the day and year first above written.

KEEHI MARINE, INC., a Hawaii
Corporation

By: 
Its: Sec/Treas
"Sublessor"

Kaimana Ventures Limited

By: 
Its: President
"Sublessee"

- Exhibits: A - Premises
- B - Standard Terms and Conditions

PERSONAL GUARANTEE: The undersigned, who acknowledge good and valuable consideration herefor, do hereby personally, jointly and severally warrant and guarantee to Sublessor, Sublessees's full and faithful performance of all terms, conditions, and covenants of Sublease Agreement.

7-28-2022

Date

A handwritten signature in black ink, appearing to be initials 'AD' followed by a horizontal line.

Guarantor

Date

Guarantor

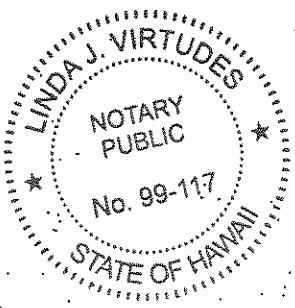
CORPORATION

STATE OF HAWAII,
City and County of Honolulu } ss.

On this 28 day of July, A. D. 2022 before me appeared
John P Damon

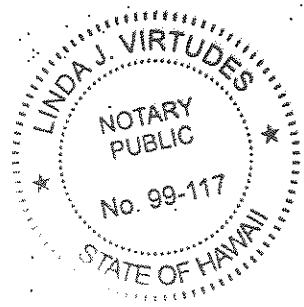
to me personally known, who, being by me duly sworn, did say that they are the
President +
respectively of Kaumana Ventures Ltd.
and that the seal affixed to the foregoing instrument is the corporate seal of said
corporation and that said instrument was signed and sealed in behalf of said corpora-
tion by authority of its Board of Directors, and the said he
acknowledged said instrument to be the
free act and deed of said corporation.

[Signature]
LINDA J. VIRTUDES
Notary Public, First Judicial Circuit,
State of Hawaii.
My Commission Expires March 16 2023



Doc. Date: 7/28/22 # Pages 39
Notary Name: LINDA J. VIRTUDES 1st Circuit
Doc. Description: Sublease
agreement with Kechi
MARINE INC

[Signature] 7/28/22
Notary Signature Date
NOTARY CERTIFICATION



CORPORATION

STATE OF HAWAII, }
City and County of Honolulu } ss.

On this 2 day of August, A. D. 2022 before me appeared
Yoshiyuki B. Muraoka

to me personally known, who, being by me duly sworn, did say that they are the
Secretary / Treasurer

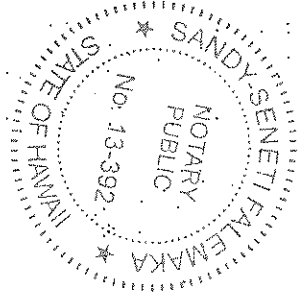
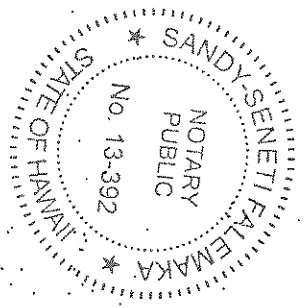
respectively of Keahi Marine Inc

and that the seal affixed to the foregoing instrument is the corporate seal of said
corporation and that said instrument was signed and sealed in behalf of said corpora-
tion by authority of its Board of Directors, and the said he

acknowledged said instrument to be the
free act and deed of said corporation.

[Signature] Sandy Seneti Falemaika
Notary Public, First Judicial Circuit,
State of Hawaii.

My Commission Expires NOV 03 2025



Not. Date: Aug 2, 2022 of Pages 42
Notary Name: Sandy Seneti Falemaika 1st Circuit
Doc. Description: Settlement

[Signature] AUG 02 2022
Notary Signature Date
NOTARY CERTIFICATION

Exhibit A

Keehi Marine, Inc.



Exhibit A

Kaimana Ventures Ltd.
(Approx. 1,800 Sq. Ft. Warehouse & 400 Sq. Ft. Exterior)