

EXHIBIT C TO GROUND LEASE

ELIGIBILITY AND PRIORITY SYSTEM AND OFFERING PROCEDURES FOR HOMEOWNER RESALES TO ELIGIBLE SUCCESSOR HOMEOWNERS

The following describes the eligibility and priority system used for determining the order of parties to be contacted for sale of homes subject to a long-term ground lease for land owned by KA 'OHANA WAIAHA. These procedures are for use in conjunction with the Ground Lease and its conditions between the KA 'OHANA WAIAHA and the Homeowner and are subject to modification at any time by KA 'OHANA WAIAHA.

1. First priority shall go to full-time University Staff. Persons are eligible to apply for housing provided they are currently designated by the University as University Staff.
2. Second priority shall go to associate or short-term University Staff. Persons are eligible to apply for housing provided they are currently designated by the University as University Staff.
3. Third priority shall go to persons affiliated with the University ("University Affiliates"). The KA 'OHANA WAIAHA shall adopt selection criteria for University Affiliates, and may amend such selection criteria from time to time at its sole discretion.
4. Fourth priority shall go to the general public.

The following priority criteria are used to rank persons within priority levels: (1) persons in order of interest list sign-up, (2) non-homeowners, and (3) current homeowners with a commute distance of greater than 50 miles. Ties shall be resolved by lot.