

Exhibit F

Bond No. _____

SUBCONTRACTOR'S PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that _____, as Principal, hereinafter called "Subcontractor," and _____, as Surety, a _____ corporation with head offices located at _____, hereinafter called "Surety," are held and firmly bound unto obligee Kajima Building & Design Group, Inc., a Delaware corporation, and its parents, affiliates, subsidiaries, guarantors, sureties, successors and assigns, hereinafter collectively called "Contractor," in the sum of _____ Dollars (\$ _____), for payment whereof Subcontractor and Surety bind themselves, and their respective heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Subcontractor has by written agreement dated _____ entered into a subcontract with Contractor for the performance of part of the work required of Contractor pursuant to a contract with _____ for the construction of _____ at _____ (the "Project"), which subcontract is by reference made a part hereof, and is hereinafter referred to as the "Subcontract."

NOW, THEREFORE, the Condition of this undertaking is such that, if (a) the Subcontractor shall promptly pay all Claimants as hereinafter defined who have furnished labor, material, equipment or services required for use in the performance of the Subcontract and (b) shall indemnify and hold harmless the Contractor and its surety under any payment bond (regardless of its label) furnished by Contractor on the Project against (1) any damage, loss and expense arising out of any claims in connection with the Subcontract which Contractor or its surety would be required to incur or pay as a result of the payment bond furnished by the Contractor on the Project (including, without limitation, reasonable attorney's fees in the event that Subcontractor and Surety, after notice, fail to defend Contractor and/or its surety from such claims), then this obligation shall be null and void, otherwise it shall remain in full force and effect, subject, however, to the conditions hereinafter set forth.

"Claimant" is defined as any person or entity who furnishes labor, material, equipment or services for the performance of the Subcontract and who: (1) has a direct contract with the Subcontractor; or (2) had rights to assert a claim against the Project pursuant to the lien laws in the jurisdiction where the Project is located; or (3) had rights to assert a claim against any bond provided by Contractor for the Project.

"Labor, material, equipment or services," as used herein includes: (a) that part of water, gas, power, light, heat, oil, gasoline, telephone service, rental of equipment, taxes, insurance, union contributions of other items or services, incurred for the work to be performed under the Subcontract, and (b) any thing or service for which a person or entity providing them to or through Subcontractor for the Subcontract could include in any lien it could have asserted against the Project or in any claim against any bonds provided by Contractor for the Project.

Subcontractor and Surety agree that every Claimant who has not been paid in full when due for labor, material, equipment or services covered by this bond may sue on this bond for the use of such Claimant, prosecute the suit to final judgment for such sum or sums as may be justly due Claimant, and have execution thereon. Contractor shall not be liable for the payment of any costs or expenses of any such suit. No suit or action shall be commenced hereunder by any Claimant other than in a state or federal court of competent jurisdiction in and for the county or other political subdivision of the state in which the Project is situated, and not elsewhere.

Bond No. _____

The amount of this bond shall be reduced by and to the extent of any payments made pursuant to it by Surety to Contractor or any Claimants.

IN WITNESS THEREOF, the parties have caused their names and seals to be affixed hereto this _____ day of _____, 20__.

Principal-Subcontractor

(SEAL)

By: _____

Its _____

Surety

(SEAL)

By: _____

Its _____

*Bond must be executed by an officer of the bonding company or by a duly authorized Attorney-In-Fact. If executed by an Attorney-In-Fact, a properly notarized Power-of-Attorney from the bonding company showing such authority must be attached hereto.