

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT		PAGE 1 OF 3 LEASE AMENDMENT No. 1 TO LEASE NO. GS-02B-19099
ADDRESS OF PREMISES: EMPRESA BECHARA 637 SOUTH SANTA TERESA JORNET AVE. MAYAGUEZ, PR 00682-1301		
THIS AGREEMENT, made and entered into this date by and between EMPRESA BECHARA, INC., whose physical address is: 637 SOUTH SANTA TERESA JORNET AVE., MAYAGUEZ, PR 00682-1301 and postal address is: P. O. BOX 1194, MAYAGUEZ, PR 00681-1194, hereinafter called the Lessee, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties desire to desire to amend the Lease as follows:		
<ol style="list-style-type: none"> 1. To establish the commencement date of the Lease, in accordance with Paragraph 10 of the Rider to the Lease. 2. To provide a Suite Number to the leased premises. 3. To establish the total tenant improvement costs associated with the construction build-out of the office space in accordance with Tenant Improvement Allowance established in the Rider to the Lease Paragraph 11. 4. To reduce the annual rental, during the first three years 1 through 3, and confirm the annual rental during years 4 through 10, provided for in Paragraph 13 of the Rider to the Lease. 5. To amend the Broker Commission paragraph 7 and Commission Credit paragraph 8 of the Lease. 		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:		
<ol style="list-style-type: none"> 1. In accordance with Paragraph 10 of the Rider to the Lease, it is established that the commencement date of the Lease is on June 20, 2012. 		
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All other terms and conditions of the Lease shall remain in force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as follows:		
FOR THE LESSEE:	FOR THE GOVERNMENT:	
Signature: _____ Name: <u>DEBORA BECHARA</u> Title: <u>PRESIDENT</u> Entity Name: <u>EMPRESA BECHARA, Inc.</u> Date: _____	Signature: _____ Name: _____ Title: <u>LES COMISIONADO DE GSA</u> GSA, Public Buildings Service Date: <u>9/19/2012</u>	
WITNESSES:		
Signature: _____ Name: _____ Title: _____ Date: _____		

