

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-02B-19108
<b>ADDRESS OF PREMISES</b> PARCEL B EL BARRIO PLAYA PONCE, PR 00716	PS0028356

**THIS AMENDMENT** is made and entered into between NEDA of PR

Whose address is: 2721 Harbor Court  
St. Augustine, FL 32084-2947

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: (1) have the Lessor install as part of the Tenant Improvement additional changes that have been approved as per Exhibit "A".

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 July 8<sup>th</sup> 2014 as follows:

1. The Lessor agrees to install Additional Conduit Requirements as Electronically controlled doors as more particularly detailed in PCO #3 attached herto as Exhibit "A" and made part of this Lease Amendment. The Government agrees to pay the Lessor the sum of [REDACTED] D [REDACTED] upon completion and acceptance of the work; and
2. The Lessor agrees to install Changes to Duct work & Fire Protection Main Pipes at Secure Rooms as more particularly detailed in PCO #4 attached herto as Exhibit "A" and made part of this Lease Amendment. The Government agrees to pay the Lessor the sum of [REDACTED] upon completion and acceptance of the work; and
3. The Lessor agrees to install Electrical Conduit Changes at Room 6 as more particularly detailed in PCO #5 attached herto as Exhibit "A" and made a part of this Lease Amendment. The Government agrees to pay the Lessor the sum of \$ [REDACTED] FC [REDACTED] E [REDACTED] upon completion and acceptance of the work; and

This Lease Amendment contains 3 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 LESSOR:**  
 Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Lessor  
 Entity Name: NEDA of PR  
 Date: 8-13-14

**FOR THE GOVERNMENT:**  
 Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 9/5/14

**WITNESSED:**  
 Signature: [REDACTED]  
 Name: PLAQUEMINE  
 Title: WIFE  
 Date: 9-2-2014

4. The Lessor agrees to install Infill of Roof Penetrations against Ductwork as more particularly detailed in PCO #6 attached hereto as Exhibit "A" and made a part of this Lease Amendment. The Government agrees to pay the Lessor the sum of [REDACTED] upon completion and acceptance of the work; and
5. The Lessor agrees to install Wire Mold at Rooms 14 & 18 as more particularly detailed in PCO #7 attached hereto as Exhibit "A" and made a part of this Lease Amendment. The Government agrees to pay the Lessor the sum of [REDACTED] upon completion and acceptance of the work; and
6. The Lessor agrees to install Additional Plywood at Wall Type 6A & other changes in interior finishes as more particularly detailed in PCO #9 attached hereto as Exhibit "A" and made a part of this Lease Amendment. The Government agrees to pay the Lessor the sum of [REDACTED] upon completion and acceptance of the work; and
7. The lessor agrees to install New Fire Rating Elements as more particularly detailed in PCO #10 attached hereto as Exhibit "A" and made a part of this Lease Amendment. The Government agrees to pay the Lessor the sum of [REDACTED] upon completion and acceptance of the work; and
8. The Lessor agrees to install other Pending Items New Fire Rating Elements as more particularly detailed in PCO #12 attached hereto as Exhibit "A" and made a part of this Lease Amendment. The Government agrees to pay the Lessor the sum of [REDACTED] upon completion and acceptance of the work; and
9. The Parties agree the total amount due to the Lessor as per this Lease Admendment 2 is \$66,156.00 (SIXTY SIX THOUSAND ONE HUNDRED FIFTY SIX and NO/100 Dollars). To be paid as a lump sum at the completion and acceptance of the work.
10. In no event shall payment be made pursuant to this paragraph until a proper invoice is submitted by the Lessor. Upon acceptance by the Government the following information shall be submitted on a company invoice in order to process your payment:
  1. Invoice number: Include a unique invoice number on each invoice submitted for payment
  2. Remit to name and address: please include your address on the invoice.
  3. Cite PS number on invoice: PS00
  4. Invoicing instructions: Please submit invoices electronically on the GSA Finance website at: <http://www.finance.gsa.gov>

If you are unable to submit the invoices electronically you may mail the invoices to the following address:

GSA Greater Southwest finance center (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

The Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

Carmen Hernandez  
Leasing Contracting Officer  
Caribbean Branch (2PRC)  
Real Estate Acquisition Division  
150 Chardon Avenue R. 359  
Hato Rey, Puerto Rico 00918

INITIALS: CS & CH  
LESSOR GOVT