

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)) to establish the commencement date and (2) to include change order as part of the Tenant Improvement that have been approved as per Exhibit "A;"

WHEREAS, certain disputes between the parties have arisen with regard to delay and impact costs associated with the construction of the Project;

WHEREAS, in or about March 2014, Lessor filed a Request for Equitable Adjustment in the amount of \$192,722.88 alleging increased project costs in connection with Government caused delays;

WHEREAS, the parties wish to resolve all matters relating to the claim to avoid protracted and costly litigation, therefore, the Government will issue payment to the Lessor in satisfaction of any claims;

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 October 1, 2014 as follows:

1. The Lease commencement date is hereby established as October 1, 2014. The lease term is for 15 years 10 years firm and shall continue through September 30, 2029.
2. As per paragraph (9) of the Rider of the Lease the cost of the Tenant Improvements Allowance is \$580,650.00. The Lessor and the Government agree to amortize \$580,650.00, over the 10 year firm term at an interest rate of 7.25%. The total cost of the Tenant Improvements is \$1,959,469.00 the difference of \$1,378,819.00 will be issued in a one lump sum payment to the lessor.
3. The Government ordered a total of \$26,462.00 (twenty six thousand four hundred sixty two dollars) in change orders. See items below.

ITEM	COST
PCO #10-B INSTALL GYPSUM BOARD CEILING STAIR No. 1	[REDACTED]
PCO #14 - ADDITIONAL [REDACTED] TELECOMMUNICATION GROUNDING BUS BARIN RM#12 AND RM #13, INSTALL 3 4"EMT CONDUITS, INSTALL ELECTRICAL BOX FOR KEY PAD, PROVIDE INSTALL ADD'L GYSPUM BOARD FOR FIRE RATED PLYWOOD	[REDACTED]
PCO #15 - INSTALL SITE COMMUNICATION CONDUITS, INSTALLATION OF TWO 4"X 10' GALVANIZED PIPE FOR INSTALLATION.	[REDACTED]
PCO #16 - FURNISH INSTALL HARDWARE SET OPENING 121-1 AT OPENING 002	[REDACTED]

INITIALS CI & AL
LESSOR GOVT

PCO #17 - INSTALL ADD'L ELECTRICAL REQUIREMENTS

Contractor Total Fee	0
Lessor's Total Fee	\$2,229.00
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TOTAL ADDITIONAL TI COSTS	\$26,462.00

The Government shall reimburse the Lessor in a one-time lump sum payment for the amount of \$1,378,819.00, for the Tenant Improvements, upon receipt of an original invoice by the Contracting officer.

4. In regards to the Equitable adjustment request submitted by NEDA to GSA, the parties agree that GSA will make a one time lump sum payment of \$185,022.00 to NEDA in full accord and satisfaction of the claims included in the REA and in further exchange for NEDA releasing the Government from all liability concerning the disputes described in the REA filed in March 2014, including vendor, contractor and subcontractor claims for costs or interest associated with this project to date. With this agreement, NEDA releases GSA from any and all future claims in regards to the Ponce [REDACTED] Build out.
5. The lessor agrees to complete all punchlist items that remain as of 10/31/14 and shown in the attached Exhibit "A" and provide all required documentation by 1/30/2015 also attached in Exhibit "A".

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: PS0028356
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
 GSA/PBS
 Leasing Caribbean Branch (2PRC)
 150 Chardon Avenue R. 353
 Hato Rey, Puerto Rico 00918

INITIALS: CS & CH
 LESSOR & GOVT