

STANDARD FORM 2
FEBRUARY 1985 EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41 CFR) 1-18.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

September 25, 2009

LEASE NO. LPR19132
BUILDING NO. PR4008

THIS LEASE, made and entered into this date by and between **Caparra Center Associates, LLC**

whose address is K5 Ebano Street, Ebano Office Center, Urb. San Patricio, Guaynabo, Puerto Rico, 00966

and whose interest in the property hereinafter described is that of Owner

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

6,905 rentable square feet of office space consisting of 6,200 ANSI/BOMA office area square feet comprising part of the 2nd floor of the building known as the Ebano Office Center, K5 Ebano Street, Guaynabo, Puerto Rico (the "Building"), in accordance with the attached drawings indicating the leased premises and labeled Exhibit "A" attached hereto and made a part hereof.

As part of this Lease, the Lessor has included thirty (30) structured parking spaces located on-site adjacent to the Building, ten (10) of those thirty (30) are to be reserved, and all at no cost to the Government.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on _____ through _____, subject to termination and renewal rights as may be hereinafter set forth.

SEE PARAGRAPH 9 OF THE RIDER attached hereto and made part hereof (the "Rider").

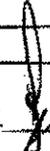
3. The Government shall pay the Lessor annual rent of \$ _____ at the rate of \$ _____ per _____ in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

SEE PARAGRAPH 11 OF THE RIDER

4. The Government may terminate this Lease on or after the 5th year by giving at least ninety (90) days prior notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice period shall be computed commencing with the day after the date of mailing.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals: provided notice be given in writing to the Lessor at least _____ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

(INTENTIONALLY OMITTED)

LESSOR  GOVERNMENT 

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

SEE RIDER

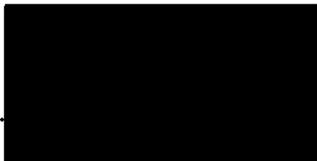
7. The following are attached and made a part hereof:

SEE RIDER

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR **Caparra Center Associates LLC**

BY



Vice President

(Title)

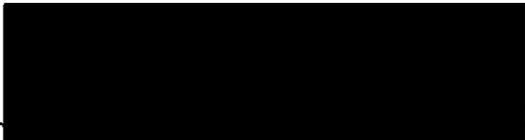
IN PRESENCE OF:

(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY



Contracting Officer

(Official Title)

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