

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE 6/11/12
	TO LEASE NO. GS-02B-19134 BUILDING NO.	

ADDRESS OF PREMISES: La Rambla Tower
 Ste.601-606 Tito Castro Avenue
 Ponce, Puerto Rico 00716-0218

THIS AGREEMENT, made and entered into this date by and between Millenium Tower Corp./L. Derek Fleming
 whose address is:
 La Rambla Tower
 Ste.601-606 Tito Castro Avenue
 Ponce, Puerto Rico 00716-0218

With physical address: La Rambla Tower, Ste.601-606 Tito Castro Avenue, Ponce, Puerto Rico 00716-0218

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 order tenant improvements which exceed the tenant improvement allowance.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

- 1) The term of the Lease, together with the rental payments, shall commence on December 1, 2011 and shall continue through November 30, 2021, subject to termination rights and to the terms and conditions included in the Lease.
- 2) The total costs for tenant improvements is \$458,951.98, which includes change order items #01 to 11 attached hereto as Exhibit "A". The tenant improvement allowance is \$371,528.86. The tenant improvements exceed the tenant improvement allowance by \$87,423.12.
- 3) The Government shall reimburse the Lessor in a lump sum payment in the amount of \$87,423.12 via Reimbursable Work Authorizations (RWA) N1123122 upon receipt of an original invoice from the Lessor.

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Continues on page two (2) of this Supplemental Lease Agreement Number 2.

All other terms and conditions of the Lease shall remain in force and in effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the above date.

LESSOR

BY _____

IN PRESENCE



(Signature)

L. Derek Fleming/Millennium Tower Corp.
 President

(Title)

606 Ave. Tito Castro, Suite 601
 Ponce, PR 00716-0218

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION



Ana M. de los Reyes, Contracting Officer
 (Official Title)

4) The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

U.S. General Services Administration
Attn: Ana M. de los Reyes, Contracting Officer
Leasing Contracting Officer
Real Estate Acquisition Division
Public Buildings Service
150 Carlos Chardon Avenue, Room 359
Hato Rey, PR 00918

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered GSA PS#

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

5) All terms and conditions of the Lease shall remain in full force and effect, and in the event that any the terms and conditions of this Supplemental Lease Agreement conflict with any terms conditions of the Lease, the terms and conditions of this Supplemental Lease Agreement.

Lessor



Govt

