

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE
AGREEMENT
NO. 01

Date
9/19/10

SUPPLEMENTAL LEASE AGREEMENT (SLA)

TO LEASE NO. GS-02B-19,139
Bldg. No. PR3906ZZ.

ADDRESS OF PREMISES Suarez Building, Calle García de la Noceda
Rio Grande, Puerto Rico 00743

THIS AGREEMENT, made and entered into this date by and between Rio Grande Management, Inc. whose physical address is 653 Ave. Ponce de Leon, 2nd floor, Miramar, PR 00907-3203 and whose mailing address is: P.O. Box 9749, San Juan, Puerto Rico 00908 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties hereto desire to identify the physical address of the Lessor in the Lease;
WHEREAS, the parties hereto desire to provide for the acceptance by the Government of the space as "Substantially Complete" and establish the lease effective and ending date;
WHEREAS, the parties hereto desire to supplement the above Lease to modify the Commission Credit for the Lease;
WHEREAS, the parties hereto desire to supplement the above Lease to identify the actual Tenant Improvement cost as previously specified in the lease;
WHEREAS, the parties hereto desire to supplement the above Lease to modify the annual rental rate as a result of adjusting the Tenant Improvement cost to be amortized in the annual rental; and
WHEREAS, the parties hereto desire to supplement the above lease to identified the outstanding punch list items to be corrected by the Lessor, as part of the Lease requirements.

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

1. Page 1 of the SF2, US Government Lease for Real Property is modified to include the Lessor's physical address as: 653 Ave. Ponce de Leon, 2nd flr., Miramar, PR 00907-3203 to the Lessor's mailing address as shown in the Lease;

(continued on Pages 2 & 3)

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: RIO GRANDE MANAGEMENT, INC.

[Redacted Signature]

President

Executive Vice President (Title)

[Redacted Signature]

(Signature)

P.O. Box 9749, San Juan, Puerto Rico 00908

(Address)

[Redacted Signature]

GENERAL SERVICES ADMINISTRATION

Contracting Officer

(Official Title)

Dated: _____
Suarez Bldg., Rio Grande, Puerto Rico 00918

Building PR3906ZZ

b. "Paragraph 12. The Government shall pay the Lessor annual rental as follows:

For years 1 through 5 of the lease term a total annual rental of \$28.32 per rentable square foot (RSF) or \$29.37/ABOASF, for a total of \$82,623.07 per annum, at the rate of \$6,885.26 per month in arrears as adjusted by operating costs escalations, which annual rental includes \$2.43/RSF or \$2.52/ABOASF or \$7,079.28 per annum, for the amortization at an 6.25% interest rate of the Lessor's contribution to the TI cost.

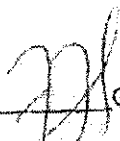
For years 6 through 10 of the lease term at a total annual rental of \$27.73/RSF or \$28.76/ABOASF, for a total of \$80,888.41 per annum at the rate of \$6,740.70 per month in arrears plus accrued annual adjustments for operating costs escalations".

4. The Lessor shall proceed diligently and complete the following deficiencies by no later than October 15th, 2010, otherwise the Government may proceed in accordance with Paragraph 15 of the General Clauses, GSA Form 3517 of the lease:

1. complete the hookup of the automatic transfer switch and emergency generator and provide a fully operational emergency generator to provide emergency electrical power to the demised space;
2. provide a Certificate of Operability for the Emergency Generator;
3. completely seal off with 5/8" gypsum the top of the perimeter wall in the conference room;
4. replace the existing toilet commode with a fully handicapped accessible toilet commode, repair the main water shut off valve in the men's toilet and exhaust fan in the ladies toilet.
5. complete the outdoor lighting within the parking lot as per lease requirements; and
6. modify the main entrance and parking lot exit ramp leading from the building to comply with minimum ABAAS requirements.

All other terms and conditions remain unchanged.

LESSOR



GOVERNMENT

