GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE

AGREEMENT NO. 01 Date 9/19/10

SUPPLEMENTAL LEASE AGREEMENT (SLA)

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

SUPPLEMENTAL LEASE

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 Chande 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 fir., 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 in	their pames as of the above date
LESSOR: RIO GRANDE MANAGEMENT,	
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spacespile - /- u. u w/ fragger ammiguet.	Executive Vice President (Title)
	P.O. Box 9749, San Juan, Puerto Rico 00908
(2)Busine)	(Address)
	ICES ADMINISTRATION
à	Contracting Officer
	(Official Title)
GSA form 276 (REV 11/93) GSA/PBS/AMD	
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- 2. Paragraphs 2, 7 and 8 of the SF2, US Government Lease for Real Property are deleted in their entirety and replaced with the following:
- a. "2. TERM: TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning April 16, 2010 through April 15, 2020, inclusive and subject to the terms and conditions included in the lease."
- b. "7. C.B. Richard Ellis Real Estate, represented by Crown Partnership, Inc. and Realty Management Group is the authorized real estate broker representing the Government in connection with this lease transaction. The Lessor and Realty Management Group, Inc. have agreed to a cooperating lease commission of firm term value of this lease. The total amount of the commission is Lessor shall pay the Broker no additional commissions associated with this te transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The The first 50% of the entire commission shall be due Commission Credit is upon lease award and the remaining 50% less the commission credit shall be due upon the acceptance of the space by the Government. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease"; and
- c. "8. The shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted monthly rent:

Second Month's rental payment \$6.885.26 minus prorated Commission Credit of equals adjusted first month's rent;

Second Month's rental payment \$6.885.26 minus prorated Commission Credit of equals adjusted second month's rent; and:

Third Month's rental payment \$6.885.26 minus prorated Commission Credit of equals adjusted third month's rent."

- 3. The following Paragraphs of the Rider to the Lease are deleted in their entirety and replaced with the following paragraphs:
 - a. "Paragraph 11. The Lessor agrees to contribute a maximum Tenant Improvement Allowance of \$30,332,40 (\$2.08/ABOASF) amortized over 60 months at 6.25% payable monthly at the rate of \$589,94 or a total of \$7,079.28 annually (\$2.43/RSF) which is included in the annual rent payment identified in Paragraph 12 of the Rider to lease."

INITIALS:

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Supplemental Lease Agreement No. 1 to Lease No.GS-028-19139

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Dated: Suarez Bidg., 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:
 - 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.

 complete the outdoor lighting within the parking lot as per lease requirements; and

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