

STANDARD FORM 2 (SF-2)
FEBRUARY 1965 EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41 CFR) 1-16.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

March 3, 2010

LEASE NO. GS-02B-19152
Bldg. PR4007

THIS LEASE, made and entered into this date by and between TIS INVESTMENTS, INC.

Whose address is: P. O. BOX 3280 HATO ARRIBA STATION, SAN SEBASTIAN, PR 00685

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 considerations hereinafter mentioned, covenant and agree as follows:

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

A total of one thousand two hundred and seventy seven (1,277) rentable square feet (RSF), yielding one thousand one hundred and fifty (1,150) ANSI BOMA office area square feet (ABOA SF) of office and related space, at the Santa Maria Shopping Center (Sears Building), 4598 Arcadio Estrada Ave., Suite 6, San Sebastian, PR 00685-3289, as shown on the demising floor plans labeled Exhibit "A1", including parking as set forth in Paragraph 7 of the Rider to the Lease. In no event shall the Government pay for more than 1,150 ABOA SF.

2. The Government shall pay the Lessor annual rent of:

SEE PARAGRAPH 13 OF THE RIDER

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

TIS INVESTMENTS, INC., P. O. Box 3280 Hato Arriba Station, San Sebastian, PR 00685

3. **TO HAVE AND TO HOLD** the premises with their appurtenances for the term beginning on:

SEE PARAGRAPH 9 OF THE RIDER

4. The Government may terminate this lease:

SEE PARAGRAPH 10 OF THE RIDER

REV (11/93) AMD-2POC

Lessor

[Signature]

Government

[Signature]

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

SEE RIDER TO THE LEASE

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

LESSOR _____ C.

BY _____

President

(Title)

IN PRESENCE _____

UNITED STATES GOVERNMENT REGISTRATION

BY _____

Leasing Contracting Officer
(Official Title)

Lessor *[Signature]* Government *[Signature]*