

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT (SLA)	SUPPLEMENTAL AGREEMENT (SLA) NO. 3	DATE: <i>12-29-2011</i>
	TO LEASE NO. GS-02B-19156	

ADDRESS OF PREMISES. City View Plaza II, State Road 165 Km. 1.2, Guaynabo, Puerto Rico 00968

THIS AGREEMENT, made and entered into this date by and between City View Plaza, S.E, whose address is: City View Plaza II State Road 165 Km. 1.2, Guaynabo, Puerto Rico 00968, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease, (1) to establish the commencement date of the Lease, (2) to modify the final tenant improvement costs to incorporate all change orders, and (3) to reimburse the Lessor for tenant improvements which exceed the tenant improvement allowance in a lump sum payment.

NOW 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 August 1, 2011 and shall continue through July 31, 2021, subject to termination rights and to the terms and conditions included in the Lease.
2. The total costs for tenant improvements is \$1,335,321.69, which includes change order items #01-17 attached hereto as Exhibit "A". The tenant improvement allowance is \$1,283,626.08. The tenant improvements exceed the tenant improvement allowance by \$45,239.78.
3. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$45,239.78 via Reimbursable Work Authorizations (RWA) N0119522 and N0249010 upon receipt of an original invoice from the Lessor.
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

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

LESSOR: City View Plaza, S.E

BY _____
IN P _____

VP & General Manager

(Title)

Road 165 Km 1.2 #48 Guaynabo, PR 00968

(Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

Contracting Officer
(Official Title)

GSA form 276 (REV 11/93)

LESSOR *MM* GOVERNMENT *MM*

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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# *PS0023196*

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 shall and govern.

LESSOR *MR* GOVERNMENT *MR*