

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

February 25, 2010

LEASE NO. GS-02B-19157

Bldg. PR4009

THIS LEASE, made and entered into this date by and between GA Investors, S.E., whose postal address is: PO Box 6359, Caguas, Puerto Rico, 00726-6359; whose physical address is: GA Investors, Carr. 156, Km. 58.8, Caguas, PR 00727 and whose interest in the property hereinafter described is that of the owner

hereinafter called the owner, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: the parties hereto for the considerations hereinafter mentioned, covenant and agrees as follows:

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

A total of approximately 8,414 rentable square feet (RSF) or approximately 7,100/ANSI BOMA Office Area square feet (ABOASF) of office and related space located on part of the third (3rd) floor in the building known and designated as the Gatsby Plaza, 30 Padial Street, Caguas, Puerto Rico 00725-3597, as shown on the demising floor plans labeled Exhibit "A1", including parking as set forth in Paragraph 21 of the Rider to Lease. In no event shall the Government pay for more than 7,100 ABOASF.

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

SEE PARAGRAPH 12 OF THE RIDER. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

GA Investors, S.E., P.O. Box 6359, Caguas, Puerto Rico 00726-6359

3. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on: **SEE PARAGRAPH 8 OF THE RIDER**

4. The Government may terminate this lease:

SEE PARAGRAPH 9 OF THE RIDER

REV (11/93) AMD-2PGC

Lessor *CG*

Government *CB*

