

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-02B-19157 Bldg. #PR4009	DATE 10/21/10	PAGE 1 of 2
--	--	------------------	----------------

ADDRESS OF PREMISES
Gatsby Plaza, 30 Padial Street, Caguas, Puerto Rico 00725-3597

THIS AGREEMENT, 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 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

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; and

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.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 28, 2010, as follows:

1.The initial term of the Lease shall commence on July 28, 2010 and shall continue through and including July 27, 2020, inclusive and subject to the terms and conditions included in the lease;

2.The following Paragraphs of the Rider to the Lease are deleted in their entirety and replaced with the following paragraphs:

a. "5. Studley, Inc. is the authorized real estate broker representing the Government in connection with this lease transaction. The Lessor and Studley, Inc. have agreed to a cooperating lease commission of 3% of the firm term value of this lease. The total amount of the commission is \$ [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego 5% of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is \$ [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in the amount of \$ [redacted] with fifty percent (50%) of the commission shall be due upon the execution of the Lease, and the remaining (50%) shall be due at the lease commencement, in accordance with the Broker Commission and Commission credit to the Broker paragraph of this Lease.

continued on Page 2

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

LESSOR

SIGNATURE G.A. [redacted]	NAME OF SIGNER <i>Carlos Galliano</i>
---------------------------	--

ADDRESS [redacted]

IN PRESENCE OF

SIGNATURE [redacted]	NAME OF SIGNER <i>Carlos J. Galliano</i>
----------------------	---

ADDRESS [redacted]

UNITED STATES OF AMERICA

SIGNATURE [redacted]	NAME OF SIGNER: CARMEN A. BETANCOURT
	OFFICIAL TITLE OF SIGNER: Lease Contracting Officer - 2PRC

Dated:

Gatsby Plaza, Caguas, Puerto Rico

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:

First month's rental payment \$22,479.77 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted first month's rent.

Second month's rental payment \$22,479.77 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted second month's rent.

b. "Paragraph 11. The Lessor agrees to contribute a maximum Tenant Improvement Allowance of \$389,220.94 (\$54.81/ABOASF) amortized over 60 months at 0% payable monthly at the rate of \$6,487.02 or a total of \$77,844.19 annually (\$9.25/RSF or \$10.96/ABOASF) which is included in the annual rent payment identified in Paragraph 12 of the Rider to lease."; and

c. "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 \$32.06 per rentable square foot (RSF) or \$37.99/ABOASF, for a total of \$269,757.23 per annum, at the rate of \$22,479.77 per month in arrears as adjusted by operating costs escalations, which annual rental includes \$9.25/RSF or \$10.96/ABOASF or \$77,844.19 per annum, for the amortization at an 0% interest rate of the Lessor's contribution to the TI cost.

For years 6 through 10 of the lease term a total annual rental of \$23.31/RSF or \$27.62/ABOASF for a total of \$196,101.96 per annum at the rate of \$16,341.83 per month plus accrued annual adjustments for operating costs escalations.

All other terms and conditions remain in full force and effect.

INITIALS: [Signature] LESSOR
[Signature] GOV'T