

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT <sup>Date</sup> Dec. 6, 2010  
NO. 02  
LEASE NO. GS-02B-LPR19158  
Bldg. PR4006ZZ

ADDRESS OF PREMISES: END - Annex, located at # 50 State road 165, Guaynabo, Puerto Rico 00968-8024

THIS AGREEMENT made and entered into this date by and between: El Dia Inc. Whose address is: PO Box 9067512, San Juan, Puerto Rico 00909-7512;

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

WHEREAS, the parties hereto desire to amend the above Lease to establish the effective date of the initial lease term, to request additional changes and to provide for a one time lump sum payment.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 22, 2010:

1. The term of the Lease shall commence October 22, 2010 and shall continue through October 21st, 2020 subject to cancellation rights as specified in the Lease agreement.
2. The Government hereby authorizes a one time, lump sum payment, in the amount of \$2,642,057.37 to cover the following:
  - a) Payment of Tenant Improvements of \$2,591,350.43.
  - b) Preparation of slab for High Density File beams: \$ [REDACTED]
  - c) Additional electrical Circuits for High Density File system \$ [REDACTED]
  - d) Additional doors and finishes for private offices [REDACTED]
  - e) Ballasts needed for additional lamps on 2<sup>nd</sup> floor: \$ [REDACTED]
  - f) Repair 15 existing wood frames to re use: [REDACTED]
  - g) Counter top cut to accommodate security equipment at entrance: \$ [REDACTED]
  - h) Graphic Arts Luminaries: \$ [REDACTED]
  - i) Power supplies and changes in Hardware : [REDACTED]

REALLY  
SERVICES DIVISION  
RECEIVED

2010 DEC - 9 PM 3: 23

In no event will payment be made pursuant to this paragraph until a proper invoice is submitted by the Lessor and the work has been accepted by the Government as satisfactorily completed. The following information should be submitted on a company invoice in order to process your payment:

. See continuation page 2

All other terms and conditions of the Lease shall remain in force and in effect.

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

[REDACTED]

VP of General Manager  
(Title)

[REDACTED]

SERVICES ADMINISTRATION

Leasing Contracting Officer  
(Official Title)

-2PMC-C

Lessor: [Signature]

Government: [Signature]

- **Invoice Number:** Include a unique invoice number on each invoice submitted for payment.
- **Remit to name and address:** Please include your address on the invoice.
- **Cite PS number on Invoice: PS0018605 and PS 0016687.**
- **Invoicing Instructions:** Please submit invoices electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov)

3. The Government hereby requests additional work to be done as stated on Exhibit 2-1:

- a) Installation of window shades in rooms 257,259,264 265 and 244: \$ [REDACTED]
- b) Additional electrical work for furniture [REDACTED]. This amount includes premium time to expedite labor and installation.
- c) Additional whips for connections for furniture for rooms 136 and 226: [REDACTED]
- d) Installation of additional locks for windows: [REDACTED]
- e) relocation of strobe lights, fire alarm thermostat and patch and paint graphic arts wall: [REDACTED]
- f) Installation of dimmer in room 216, additional light fixture at closet 119.1 and installation of insulated ground receptacles for interview room 124,125,126,127,128 and 129: [REDACTED]
- g) Additional Circuits and Fire Alarm Infrastructure for High Density Filling System: [REDACTED]


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- **Invoice Number:** Include a unique invoice number on each invoice submitted for payment.
- **Remit to name and address:** Please include your address on the invoice.
- **Cite PS number on Invoice: PS 0018605.**
- **Invoicing Instructions:** Please submit invoices electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov).

4. The attached pre occupancy inspection report labeled exhibit 2-2, hereto attached and made a part of this lease in addition to the previous punch list submitted by CMA and Jeannette Rullan on October 14, 2010 shall be completed no later than November 30, 2010.

5. The Lessor's physical address is: El Dia Inc. Carr 24 A/K/A Road 165 Buchanan Guaynabo, PR 00907-7512.

Lessor: \_\_\_\_\_



Government: \_\_\_\_\_

