

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-02B-19160	DATE 12/17/10	PAGE 1 of 2
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ADDRESS OF PREMISES
Ochoa Building, 500 Tanca St., San Juan, Puerto Rico 00902-0083

THIS AGREEMENT, made and entered into this date by and between **OCHOA REALTY CORPORATION**

whose address is Mailing Address: **P.O. Box 9020083
San Juan, Puerto Rico 00902-0083**

Physical Address: **500 Tanca St, 6th Floor
San Juan, P. R. 00902-0083**

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 initial lease term and date and total cost of the Tenant Improvements, provide for a lump sum payment amount, correct EFT information, and provide for remaining punch list items.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 1, 2010, as follows:

1. The TERM OF THE Lease shall commence November 1, 2010 and shall continue through October 31 2020. The Government has termination rights on or after October 31, 2015 as set forth in Paragraph 4 and 1.2 of the Lease.
2. The actual total Tenant Improvement (TI) construction has been evaluated and determined to be \$90,375.00 of which a one-time lump sum payment in the amount of \$15,934.90 will be paid to the lessor upon submission of an invoice as set forth below. The balance of \$74,440.10 plus 6% finance costs will be amortized in the rent and paid to the lessor over the initial five year firm term in accordance with paragraphs 3 and 13 of the lease. This cost includes all tenant improvement costs to build the leased premises, including, but not limited to, all architectural and engineering fees, as well as all filing of permits, labor, materials, overhead and profit.

For the purposes of processing the payment of \$15,934.90 due to the Lessor by the Government, the Lessor shall submit an invoice covering the above costs on the Lessor's company letterhead.


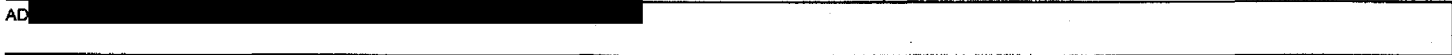
The invoice shall include:

Invoice Number: Include a unique invoice number on each invoice submitted for payment.


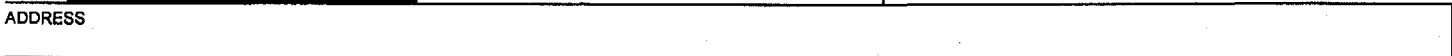
All other terms and conditions shall remain in full force and effect.

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

LESSOR

SIGNATURE 	NAME OF SIGNER ROBERTO F. FORQUA
ADDRESS 	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Silmarie Troche
ADDRESS 	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Wanda A. Casilla
	OFFICIAL TITLE OF SIGNER Contracting Officer

Remit to name and address: Please include your address on the invoice.
Officer, including supporting documentation.

Cite PS number on Invoice: PS Number: PS0019209

Invoicing Instructions: Please submit invoices electronically on the Finance Website
at www.finance.gsa.gov with a duplicate invoice to the attention of the Contracting

If you are unable to process the invoices electronically, you may mail the invoices to the following address:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth Texas, TX 76102

3. Paragraph 3 of the lease, EFT payment information should read as follows:

OCHOA REALTY CORPORATION
(Mailing address)
P.O. Box 9020083
San Juan, Puerto Rico 00902-0083

(Physical address)
500 Tanca Street, 6th Floor
San Juan, P. R. 00902-0083
787-474-4907

Handwritten:
Lessor
Govt

4. The following punch list items must be completed no later than December 20, 2010:

- a. Submit the Certificate of Occupancy and/or Use Permit
- b. Submit As-Built CAD drawings as per sections 5.15 of the lease agreement.
- c. Submit Tenant Improvement backup documentation - -
 - 1) Final TI Cost Summary Table from the General Contractor (GC)
 - 2) Supporting bids from the General Contractor (GC) major subcontractors for HVAC, electric, and fire protection systems.