

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02P-LPR19162
LEASE AMENDMENT	
ADDRESS OF PREMISES Torre Chardon 350 Ave Carlos Chardon, Ste 900 Hato Rey, P. R. 00918-2137	PDN Number: PS # n/a

THIS AMENDMENT is made and entered into between Torre Chardon, S. E

whose address is: 350 Ave Carlos Chardon, Ste 900
Hato Rey, P. R. 00918-2137

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; (1) establish the effective date of the Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 1, 2016 by the Government as follows:

1. The Lease Term Paragraph is hereby changed as follows:

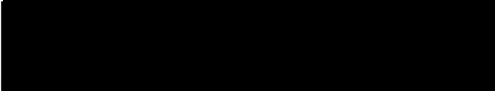
To Have and To Hold the said Premises with its appurtenances for the term beginning either upon August 1, 2016 or upon acceptance of the Premises as required by this Lease, whichever is later, and continuing for a period of

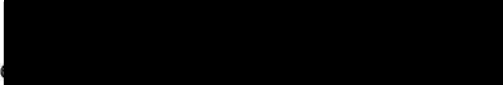
All other terms and conditions of the lease shall remain in force and effect.

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

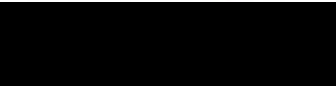
FOR THE LESSOR: Torre Chardon, S. E

FOR THE GOVERNMENT:

Signature: 
Name: Rafael Ruiz Lopez
Title: Corporate Leasing Director
Entity Name: Torre Chardon S.E.
Date: August 11, 2016

Signature: 
Name: Wanda A. Cadilla
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 8/11/16

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Adeline Camacho
Title: Administrative Assistant
Date: August 11, 2016

2. Section 1.03, RENT AND OTHER CONSIDERATIONS (SEP 2013) is hereby changed as follows:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$1,672,468.00	\$1,672,468.00
TENANT IMPROVEMENTS RENT ²	\$ 85,530.80	\$0.00
OPERATING COSTS ³	\$ 586,952.03	\$ 586,952.03
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$ 2,345,154.53	\$2,259,420.03

¹Shell rent calculation:
(Firm Term) \$28.00 per RSF multiplied by 59,731 RSF
²The Tenant Improvement Allowance of \$0.324268 is amortized at a rate of 5 percent per annum over 5 years.
³Operating Costs rent calculation: \$9.83 per RSF multiplied by 59,731 RSF
⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years
⁵Parking costs described under sub-paragraph H below

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

INITIALS:  & 
LESSOR & GOV'T