

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>1228</u>
	TO LEASE NO. GS-02P-LPR19162
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) revise the annual rent.

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. 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	\$ 587,155.73	\$ 587,155.73
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$ 2,345,154.53	\$2,259,623.73

¹Shell rent calculation:

(Firm Term) \$28.00 per RSF multiplied by 59,731 RSF

²The Tenant Improvement Allowance of \$1.431933 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

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

FOR THE LESSOR: Torre Chardon, S. E

Signature: 

Name: Rafael Ruiz-Corner

Title: Corporate Legacy Director

Entity Name: Torre Chardon SE

Date: 8/15/16

FOR THE GOVERNMENT:

Signature: 

Name: Wanda A. Cadilla

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 8/15/16

WITNESSED FOR THE LESSOR BY:

Signature: 

Name: Adeline Cacho

Title: Administrative Assistance

Date: 8/15/16

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 & GOVT