

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

June 30, 2010

LEASE NO. LPR19163 / BUILDING NO. PR4001

THIS LEASE, made and entered into this date by and between CITY VIEW PLAZA, S.E. whose physical address is: State Road 165, Km 1.2 #48, Suite 2010, Guaynabo, PR 00968 and whose postal address is: City View Plaza, PO Box 9066590 San Juan, PR 00906-6590 and whose interest in the property hereinafter described is that of Owner hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

21,620 rentable square feet (RSF) yielding 19,700 ANSI/BOMA Office Area Square Feet (ABOASF) for which the Government shall pay rent and 703/ABOASF or 771/RSF at no additional cost to the Government, for a total of 20,403/ABOASF or 22,391/RSF of fully-serviced office and related space on the full seventh (7th) floor in the building known and designated as City View Plaza II, State Road 165, km 1.2, Guaynabo, PR 00968 ("Building"), as shown on the floor plan labeled "Attachment A" attached hereto and made a part hereof; together with the right by the Government to use eleven (11) reserved parking spaces plus a bicycle area to accommodate up to four (4) bicycles and roof-top antennae spaces that are to be located in the Building, as shown on the plan labeled "Attachment B" attached hereto and made a part hereof (together known as the "Premises").

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on _____ through _____, subject to termination and renewal rights as may be hereinafter set forth. (SEE PARAGRAPH 10 OF THE RIDER TO LEASE)

3. The Government shall pay the Lessor annual rent of Rent for a lesser period shall be prorated. Rent checks shall be made payable to: \$ _____ at the rate of \$ _____ per _____ in arrears. (SEE PARAGRAPH 12 OF THE RIDER TO LEASE)

4. ~~The Government may terminate this Lease in whole or part at anytime~~

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:
~~provided notice be given in writing to the Lessor at least _____ days before the end of the original lease term
or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term.
Said notice shall be computed commencing with the day after the date of mailing.~~

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

1 INITIALS: MS & ep
Lessor Gov't

7. The Lessor and the Broker have agreed to a cooperating lease commission of five (5) percent of the 10 year firm term value of this lease consisting of the shell rate, base year operating expenses and amortization of tenant improvements less the commission credit to the tenant. Fifty percent (50%) of the commission shall be due at the signing of the lease, and the remaining fifty percent (50%) due at the lease commencement. Lessor shall pay the Broker no additional commissions associated with this lease transaction. The total amount of the commission is \$500,040.07. In accordance with the "Broker Commission and Commission Credit" paragraph 2.3, the Broker has agreed to forego thirty one percent (31%) of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is \$172,342.51. The Lessor agrees to pay the balance of the Commission of \$327,697.56 (half at lease execution and half at lease occupancy) to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. 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 second month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Second month's rental payment of \$92,654.82, of which \$53,869.83 is shell rent, minus Commission Credit of \$40,000.00 equals \$43,569.19 adjusted second month's rent;

Third month's rental payment of \$92,654.82, of which \$53,869.83 is shell rent, minus Commission Credit of \$40,000.00 equals \$43,569.19 adjusted third month's rent;

Fourth month's rental payment of \$92,654.82, of which \$53,869.83 is shell rent, minus Commission Credit of \$40,000.00 equals \$43,569.19 adjusted fourth month's rent;

Fifth month's rental payment of \$92,654.82, of which \$53,869.83 is shell rent, minus Commission Credit of \$40,000.00 equals \$43,569.19 adjusted fifth month's rent;"

The common area factor is established as 1.0975 (21,620 RSF / 19,700 USF)

8. The following are attached and made a part hereof: SEE PARAGRAPH 9 OF THE RIDER TO LEASE.

IN WITNESS WHEREOF, the undersigned have hereunto set their names as of the date first above written.

LESSOR _____
BY _____ (Signature) _____ (Signature)
IN PRESENC _____
_____ (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY _____ Contracting Officer
(Signature) (Official title)

2 INITIALS: AD & CS
Lessor Gov't