

STANDARD FORM 2 (SF-2)
FEBRUARY 1965 EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41 CFR) 1-16.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

May 25, 2010

LEASE NO. GS-02B-LPR19138
Bldg. PR3935

THIS LEASE, made and entered into this date by and between Plaza Escorial Cinema Corp., whose postal address is: 1512 Fernández Juncos Avenue, Stop 22 ½, San Juan, Puerto Rico, 00909; and whose interest in the property hereinafter described is that of the owner

hereinafter called the owner, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: the parties hereto for the considerations hereinafter mentioned, covenant and agrees as follows:

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

A total of approximately 9,253 rentable square feet (RSF) or approximately 7,974/ANSI BOMA Office Area square feet (ABOASF) of office and related space located on part of the second (2nd) floor in the building known and designated as Plaza Escorial Shopping Center, PR #8, Esq. PR #3, San Juan, Puerto Rico 00984, as shown on the demising floor plans labeled Exhibit "A1", including parking as set forth in Paragraph 21 of the Rider to Lease. In no event shall the Government pay for more than 7,974 ABOASF.

2. The Government shall pay the Lessor annual rent of:

**SEE PARAGRAPH 12 OF THE RIDER. Rent for a lesser period shall be prorated.
Rent checks shall be made payable to:**

Plaza Escorial Cinema Corp., 1512 Fernández Juncos Avenue, Stop 22 ½,
San Juan, Puerto Rico 00909

3. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on:

SEE PARAGRAPH 8 OF THE RIDER

4. The Government may terminate this lease:

SEE PARAGRAPH 9 OF THE RIDER

REV (11/93) AMD-2PGC

Lessor



Government



5. Studley, Inc. is the authorized real estate broker representing the Government in connection with this lease transaction. The Lessor and Studley, Inc. have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in the amount of [redacted]. [redacted] of the commission shall be due upon the execution of the Lease, and the remaining [redacted] shall be due at the lease commencement, in accordance with the Broker Commission and Commission credit to the Broker paragraph in the SFO portion 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 first month of the rental payments and continue as indicated in this schedule for adjusted monthly rent:

First Month's rental payment \$28,244.78 minus prorated Commission Credit of [redacted] equals [redacted] adjusted first month's rent.

Second Month's rental payment \$28,244.78 minus prorated Commission Credit of [redacted] equals [redacted] adjusted second month's rent.

Third Month's rental payment \$28,244.78 minus prorated Commission Credit of [redacted] equals [redacted] adjusted third month's rent.

Fourth Month's rental payment \$28,244.78 minus prorated Commission Credit of [redacted] equals [redacted] adjusted fourth month's rent.

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

SEE RIDER TO THE LEASE

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

LESSOR - Plaza Escorial Cinema Corp.

BY [redacted]
(Signature)

IN PRESENCE OF [redacted]
(Signature)

Vice President
(Title)
1512 Fernandez Junco Ave
San Juan, Puerto Rico
(Address) 00909

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY [redacted]
(Signature)

Contracting Officer
(Official Title)

Lessor [Signature] Government [Signature]