

LEASE AMENDMENT

2/27/2011 (we)

LEASE AMENDMENT NO. 1	TO LEASE NO. GS-02B-19173 Bldg. # PR4018	DATE 2/26/2011	PAGE 1
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ADDRESS OF PREMISES
Caribbean Self-Storage, 227 Calle Betances, San Juan, Puerto Rico 00911-2317

THIS AGREEMENT, made and entered into this date by and between CARIBBEAN SELF STORAGE ISLA VERDE, LLC

whose address is Mailing Address: 227 Calle Betances
San Juan, Puerto Rico 00911-2317

Physical Address: 227 Calle Betances
San Juan, Puerto Rico 00911-2317

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, clarify the r/u and common area factor of the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 11, 2011, as follows:

1. The TERM OF THE Lease shall commence February 11, 2011 and shall continue through February 10, 2012. The Government has termination rights on or after November 10, 2011 as set forth in Paragraph I (B) of the Lease. For any period less than one full year, the rental rates have been annualized.
2. The Lessor has previously leased to the Government the following described premises: 3,000 rsf or 3,000 usf on the 6th floor of the leased premises herein referred to as Unit 1,
3. The Lessor hereby leases to the Government an additional 200 rsf or 200 usf of storage space (herein referred to as Unit 2) for the [redacted] Office on the 6th floor of the leased premises.
4. Exhibit A, GSA Form 1364-A, , Paragraph 10(A), 10(C), 12(A), and 12(C) of this Lease is amended to read: 3,200.
5. "The Government shall pay the Lessor an annual rent of \$42,240 (\$13.20/ RSF yielding \$13.20/BOSF) at the rate of \$3,520.00 per month. in arrears for year 1. For any period less than one full year, the rental rates have been annualized.
6. The R/U factor is 1.0, and common area factor is 0.

All other terms and conditions 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

[redacted]	NAME OF SIGNER Veronica Rivera
ADDRESS	

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER Wanda A. Cadilla
[redacted]	OFFICIAL TITLE OF SIGNER Leasing Contracting Officer

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