

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  SUPPLEMENTAL LEASE AGREEMENT (SLA)	SUPPLEMENTAL AGREEMENT NO. 1	DATE: <i>06/08/12</i>
	TO LEASE NO. GS-02B-19178 Bldg. No. PR3999	

ADDRESS OF PREMISES: Plaza Scotiabank, 273 Ponce De Leon Ave., San Juan, PR 00917-1923.

**THIS AGREEMENT**, made and entered into this date by and between CTP Plaza, LLC., 273 Ponce De Leon Ave., San Juan, PR 00917-1923, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, to establish the commencement date of the Lease, in accordance with Paragraph 9 of the Rider to the Lease; and

**WHEREAS**, to establish the total tenant improvement costs associated with the construction build-out of the office space and to provide for a one-time Lump Sum Payment of the cost of construction that exceeded the Tenant Improvement Allowance established in the Rider to the Lease Paragraph 12; and

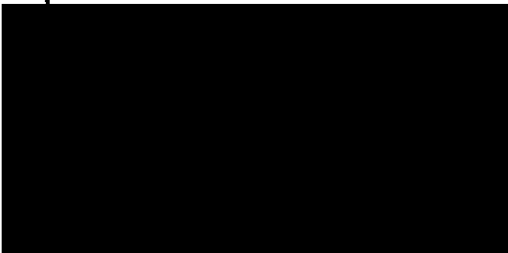
**WHEREAS**, to establish the annual rental, during the firm term years 1 through 5, and during years 6 through 10, provided for in Paragraph 13 of the Rider to the Lease.

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

**SEE ATTACHED.**

**All other terms and conditions of the Lease shall remain in full force and effect.**

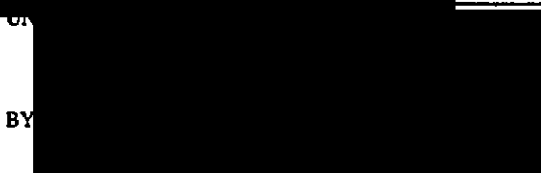
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.



*Executive Vice President*  
\_\_\_\_\_  
(Title)

*P.O. Box 362913 SJ PR. 00936*  
\_\_\_\_\_  
(Address)

BY \_\_\_\_\_ S ADMINISTRATION



*LEASE*  
\_\_\_\_\_  
Contracting Officer  
(Official Title)

**SUPPLEMENTAL LEASE AGREEMENT #1 (SLA #1) TO LEASE GS-02B-19178,**

Continued

Dated: 04/09/12

1. In accordance with Paragraph 9 of the Rider to the Lease, it is established that the commencement date of the Lease is on March 19, 2012.
2. The tenant improvement cost to construct the office space is hereby established at \$281,683.83. In accordance with Paragraph 12 of the Rider to the Lease, the Lessor and the Government agree that a total tenant improvement allowance of \$151,958.60 will be amortized over the five (5) years, firm term of the Lease, amortized at an interest rate of 6.0%, therefore establishing the tenant improvement rental at approximately \$35,253.43 per annum. The balance of the tenant improvement cost, in the amount of \$129,725.23, shall be reimbursed to the Lessor in a one-time lump sum payment. The Lessor must submit the following information on a company invoice in order to process this one-time lump-sum payment:
  - Invoice Number.
  - Please include your name and address to remit payment.
  - Cite PS number on invoice: **PS0023336**
  - Please submit the invoice electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). If you are unable to process the invoice electronically, you may mail the invoice to the following address:

GSA, Greater Southwest Finance Center (7BCP)  
P. O. Box 17181  
Fort Worth Texas, TX 76102.

In no event will payment be made, pursuant to this paragraph, until a proper invoice is submitted from the Lessor.

3. In Accordance with Paragraph 13 of the Rider to the Lease, the Government shall pay the Lessor annual rent as follows:
  - a. For years 1 through 5 of the Lease firm term a total annual rental of \$38.430278/RSF for a total of \$129,394.75 per annum at the rate of \$10,782.90 per month in arrears; which annual rental includes \$10.470278/RSF (\$35,253.43 per annum) for the amortization of the Lessor's contribution to the TI cost. The Lessor's contribution to the TI cost will be paid in full through the annual rental payments during years 1 through 5.
  - b. For years 6 through 10 of the Lease term a total annual rental of \$27.96/RSF for a total of \$94,141.32 per annum at the rate of \$7,845.11 per month in arrears.
4. All terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Supplemental Lease Agreement conflict with any terms and conditions of the Lease, the terms and conditions of this Supplemental Lease Agreement shall control and govern.

INITIALS: J.F. & [Signature]  
LESSOR & GOV'T