

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
3-21-2012

TO LEASE NO. GS-02B-19191

ADDRESS OF PREMISES:

Torre Norte of the Government Center Roberto Sanchez Vilella, Avenida de Diego, Parada 22, Santurce, Puerto Rico 00940-1049

THIS AGREEMENT, made and entered into this date by and between
Autoridad de Edificios Públicos, Gobierno de Puerto Rico

whose address is: Government Center Roberto Sanchez Vilella, Avenida de Diego, Parada 22, Santurce, Puerto Rico 00940-1049

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

WHEREAS, the Government recognizes the Lessor has made good faith efforts to meet the requirements of paragraph 1.17 of the Lease, the Lessor's need for an additional 15 calendar days to comply with the requirements of paragraph 1.17 as stated in the original lease, and the parties hereto desire to amend the above lease.

NOW THEREFORE, the parties for the consideration recited herein covenant and agree that this lease is amended effective **March 3, 2012** as follows:

Paragraph 1.17 is hereby deleted, and substituted with the paragraph below as follows:

1.17 FIRE AND LIFE SAFETY UPGRADES

The Lessor shall hire at its own cost a licensed fire protection engineer from the list of qualified fire protection engineering firms, attached hereto as Exhibit C, or their technical equivalent to provide a Fire Protection Report, sealed by a certified fire protection engineer, which contains: (1) a survey of the Building; (2) identified, in writing, the exact nature of any deficiencies with respect to the Fire and Life Safety requirements contained in this Lease; (3) a schedule, in writing, outlining the required remedies to correct such deficiencies identified in the Lessor's February 21, 2012 Fire Protection and Life Safety Evaluation; (4) a signed statement of correction (GSA Form 12001) which states that the Lessor will apply all remedies identified to correct those findings; and (5) a required commitment, in writing, that all the work required to bring the leased premises to full compliance with all applicable criteria will be performed.

The Fire Protection Report shall be furnished to and received by the Government within 45 calendar days of the execution of the Lease. If the Lessor fails to provide the required, completed report, schedule, statement of correction, and commitment within the specified time frames, then the Government has the right to terminate this Lease at no cost to the Government, for default.

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

LESSOR: AUTORIDAD DE EDIFICIOS PUBLICOS, GOBIERNO DE PUERTO RICO

BY _____

EXECUTIVE DIRECTOR, PBA

(Title)

IN PRESENCE OF _____

(Address)

GOVERNMENT OF PUERTO RICO DEPARTMENT OF STATE

SECRETARY

(Title)

(Signature)

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY _____

Contracting Officer

(Official Title)