

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT
NO. 3

DATE
5-9-2014

LEASE AMENDMENT

TO LEASE NO. GS-02B-19191
Building Number: PR4030ZZ

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 parties hereto desire to amend the above Lease. Establish the rent commencement, the total cost of tenant improvements, and acknowledge additional parking spaces.

NOW THEREFORE, the parties for the consideration recited herein covenant and agree that this lease is amended effective **December 19, 2013** as follows:

1. The term of this lease shall commence on **December 19, 2013**, and shall continue through December 18, 2023 subject to termination rights set forth on the seven paragraph of the first page of the basic Lease.

Continued on the following page.

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

LESSOR: **EDIFICIOS, GOBIERNO DE PUERTO RICO**


BY  EXECUTIVE DIRECTOR, PBA
(Title)

IN PRESENCE OF _____
(Address)

GUARANTY BY  Deputy SECRETARY
(Signature) (Title)

IN PRESENCE OF _____
(Signature) (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY  Contracting Officer
(Official Title)

2. In accordance with paragraph 1.03 Rent and other consideration the Tenant Improvement Allowance will not be amortized in the rent, and shall be paid in full to the Lessor in the amount of \$1,071,473.56 via Reimbursable Work Authorization (RWA) number N0176811 upon receipt of original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O Box 17181
Ft. Worth, TX 76102-0181

A copy of the invoice must be provided to the GSA Contracting Officer at the following address:

U.S. General Services Administration
Attn: Ana M. de los Reyes, Contracting Officer
Real Estate Acquisition Division
Public Building Service
150 Carlos Chardon Avenue, Rm. 359
Hato Rey, Puerto Rico 00918

A proper invoice must include the following:


- Invoice number and date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of items delivered
- GSA PS document number: PS0026764.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.”

3. **The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:**

The space leased to the Government must contain not less than 7,088 ANSI/BOMA Office Area (ABOA) square feet of office space on the ninth (9th) floor. Rental payments will be made, by the U.S. General Services Administration (GSA), on the basis of multiplying the delivered square footage by the rate of \$11.50 per square foot during years 1 through 10, and during the renewal period of years 11 through 20. **A total annual rent of \$81,512.00 or \$6,792.67 per month;** provided, however, in no event will the Government pay for more than 7,088 ANSI/BOMA Office Area (ABOA) square feet of office space. The rate of \$11.50 per ABOA Square feet represents solely the operating cost associated with the leased premises. GSA will be responsible for the payment of operating rent for the full lease term.

4. Pursuant to the attached letter from the Lessor labeled Exhibit “A” the parties hereby acknowledge that thirty (30) parking spaces are hereby added to this Lease at no cost to the Government.



Lessor



Government