

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-19198
<b>ADDRESS OF PREMISES</b> 606 Tito Castro Ave, Suite 601 Ponce PR 00716	PDN Number: <u>PS0027881</u>

THIS AGREEMENT, made and entered into this date by and between [REDACTED]

whose address is 235 Tito Castro Ave 606  
Ponce, PR 00716

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 issue a Notice to Proceed with the construction of the Tenant Improvements (TI), approve TI costs above the TI Allowance to be paid out in Lump Sum.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the date of the government signature of this Amendment as follows.

I. This lease amendment represents the Notice to Proceed (NTP) with the construction of the TIs in the amount of **\$196,006.35** per the final detailed breakdown received by GSA on October 22, 2013. Of this amount, **\$151,662.50** will be amortized in the rent at an annual rate of 7.5% over the firm term, (5 years). The remaining costs for TI's over the TI Allowance in the amount of **\$44,343.85** will be paid via one time lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an invoice received by the Contracting Officer. The Lessor shall complete Tenant Improvement within 60 working days of receiving the notice to proceed from the Government.

The Lessor shall submit one invoice which shall be printed on the same letterhead as that named on the Lease and shall reference the PS# 0027881 and shall be sent to:  
 US General Services Administration  
 Finance Division, PBS Payment Division (7BCP)  
 819 Taylor Street  
 Ft. Worth TX 76102-0181

With a copy to the GSA Contracting officer at the following address  
 Jeannette Rios  
 US General Services Administration  
 150 Carlos Chardon Ave  
 Room 359  
 Hato, Rey, PR 00918

This Lease Amendment contains {1} pages.

All other terms and conditions of the lease shall remain in force and effect.  
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE L [REDACTED]  
 Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: President  
 Entity Name: La Rambla Plaza Corp.  
 Date: 12-3-2013

FOR THE G [REDACTED]  
 Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 12-3-2013

WITNESSED FOR THE LESSOR BY:  
 [REDACTED]  
 Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Administrator / Comptroller  
 Date: 12-9-2013