

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-02B-19198
ADDRESS OF PREMISES 606 Tito Castro Ave, Suites 201-202, Ponce PR 00716	PDN Number:

THIS AMENDMENT is made and entered into between La Rambla Plaza Corp.

whose address is: La Rambla Tower
 606 Tito Castro Ave, Suite 601
 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 (1) correct the actual address of the premises; (2) establish the acceptance and commencement date; (3) authorize the one-time lump sum payment for TI; and (4) establish the official punch list and expected completion date.

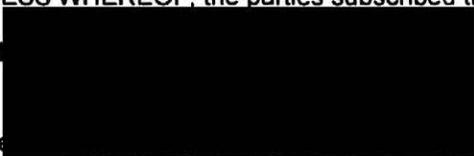
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 3, 2014 as follows:

1. The actual address of the premises is: 606 Tito Castro Ave, Suites 201-202, Ponce PR 00716.
2. The term of the Lease shall commence on **April 3, 2014** and shall continue through **April 2, 2024**, inclusive, subject to the termination rights set forth in Section 1.05 of the Lease LPR19198.
3. The Government authorizes a one-time lump sum payment for the amount of **\$44,343.85** in accordance with the Government's Notice to Proceed. In no event will payment be made pursuant to this Paragraph until a proper invoice is submitted by the Lessor. Upon payment, all removable non-structural fixtures shall become the property of the Government and may be changed, altered relocated and/or removed from the premises by the Government, and the Lessor relinquishes all rights, title and interest in and to any and all such removable non-structural fixtures, etc. furnished and installed in accordance with this Paragraph.

This Lease Amendment contains 2 pages, and 1 exhibit.

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 dates:

FOR THE



Signature: _____
 Name: L. David Fleming
 Title: President
 Entity Name: La Rambla PLAZA Corp.
 Date: 4/3/2014

FOR THE



Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 4/3/2014

WITNESSED FOR THE GOVERNMENT



Signature: _____
 Name: JOSE L. GUINYAN MURELL
 Title: GEN. MANAGER/COMPTROLLER
 Date: 4/2/14

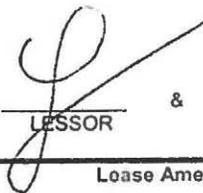
The following information should be submitted on a company invoice in order to process your payment:

- **Invoice Number:** Include a unique invoice number on each invoice submitted for payment.
- **Remit to name and address:** Please include your address on the invoice.
- **Cite PS number on Invoice:** PS0027881
- **Invoicing Instructions:** Please submit invoices electronically on the Finance Website at www.finance.gsa.gov, with an electronic copy of said invoice to the Realty Specialist at nel.moralesvias@gsa.gov.
- If you are unable to process the invoices electronically, you may mail the invoices to the following address:

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

4. The Lessor agrees to have the following punch list items (Exhibit A) completed by 15 working days after the space is occupied by the tenant agency.
5. Except as modified by this Lease Amendment, all other terms and conditions of the Lease shall remain in full force and effect, and in the event that any terms and conditions of this Lease Amendment conflict with any terms and conditions of the Lease or any previous Lease Amendments, the terms and conditions of this Lease Amendment shall govern and control.

INITIALS:


LESSOR

&


GOVT