

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 03
	TO LEASE NO. GS-02B-19203
<b>ADDRESS OF PREMISES:</b> CITY VIEW PLAZA II State Road 165, Km 1.2 Guaynabo, Puerto Rico 00968-2618	PDN Number: PS0028136

THIS AMENDMENT is made and entered into between CITY VIEW PLAZA, S.E. whose address is: Suite 2010, State Road 165, Km 1.2, Guaynabo, Puerto Rico 00968, hereinafter called the Lessor,

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

WHEREAS, the parties hereto desire to amend the above Lease as follows:

1. To establish the commencement date and term of the Lease;
2. To acknowledge the amount of the Annual Rent;
3. To acknowledge the method of payment of the fully utilized Tenant Improvement (TI) allowance;
4. To acknowledge the Broker Commission Credit; and
5. To memorialize Changes to the Tenant Improvements and identify the method of payment for the changes.

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 as follows:

1. The Government accepts the space as substantially complete effective, July 10, 2014; and the term of the lease shall commence July 10, 2014 and continue through July 9, 2024.
2. The Annual Rent is set forth in paragraph 1.03 of the Lease.

This Lease Amendment contains 3 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 LESSOR:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Date: \_\_\_\_\_

LUIS RAMOS JONES  
VP & General Manager  
City View Plaza, SC  
September 10, 2014

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

GSA, Public Buildings Service,

Date: \_\_\_\_\_

\_\_\_\_\_  
 Lease Contracting Officer  
 September 10, 2014

WITNESSED BY:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

PROPERTY MANAGER  
SEPTEMBER 10, 2014



The Government shall reimburse the Lessor for approved changes in the TI, as described above as Change Order #1, in a one-time lump sum payment in the amount of \$116,885.91, upon receipt of one original invoice which shall be printed on the same letterhead as that named on the Lease, referencing the number PS0028136 and shall send the original invoice directly to the GSA Finance Office at the following address:

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

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

General Services Administration  
Attn: Joseph A Pena, Contracting Officer  
150 Carlos E Chardon Street  
Hato Rey, PR 00918-1703

A proper invoice must include the following:

- invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- PS0028136

INITIALS:

  
LESSOR

&

  
GOVT