

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">LEASE AMENDMENT</p>	<p>LEASE AMENDMENT No. 05</p>
<p>ADDRESS OF PREMISES: BOULEVARD PLAZA OFFICE CENTER AVENIDA BOULEVARD NICANOR VAZQUEZ, RAMAL #3 HUMACAO, PR 00791-0246</p>	<p>TO LEASE NO. GS-02P-LPR24142</p> <p>PDN Number: N/A</p>

THIS AMENDMENT is made and entered into between
JOHNJAVI CORPORATION

whose address is: PO BOX 246
LAS PIEDRAS, PR 00771,

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

WHEREAS, the parties hereto desire to amend the above Lease (1) to establish the commencement date (2) to recognize there are no changes to the Tenant Improvement Allowance and (3) the annual rent (4) acknowledge the punch list items as follows:


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 December 15, 2017 as follow:

1. The Government accepts the space as substantially complete effective December 15, 2017. The term of the Lease shall commence December 15, 2017 and continue through December 14, 2028 with termination rights as included in section 1.05 of the Lease Agreement.

December 14, 2027
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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.

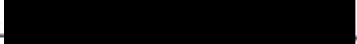
FOR THE LESSOR:

Signature: 
Name: Juan I. Lopez
Title: President
Entity Name: JOHNJAVI CORPORATION
Date: 1/22/2017

FOR THE GOVERNMENT:

Signature: 
Name: Carmen Hernandez
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1/22/2018

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Jessica Ortega
Title: Assistant
Date: 01/22/2018

2. The Tenant Improvement Allowance is \$292,698.03, and has been fully utilized. There have been no additional costs associated to the actual final build-out and to the amount of TI Improvements stipulated in the Notice to Proceed (NTP) dated June 1, 2017.
3. The annual rent will remain the same for years 1-5 at \$267,837.52 and for years 6-10 at \$203,596.08 subject to any cost escalations as negotiated a part of the Lease Agreement.
4. The Lessor is responsible to complete all outstanding punch list items as required by the Lease Agreement by January 26, 2018.

PUNCH LIST ITEMS

- a. Installation of Directional signs in the reception area
- b. Mounting of bracket for the SSTV
- c. Lessor needs to ensure that all card readers are working
- d. Program VSS monitor in managers office
- e. Provide management with training for all security items
- f. As-built drawings

INITIALS

LESSOR

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GOVT