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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT 01 |
| | TO LEASE NO. GS-02B-LPR19182 |
| ADDRESS OF PREMISES: Santander Tower at San Patricio B7 Tabonuco Street Guaynabo, PR 00968-3028 | PDN Number: |

THIS AMENDMENT is made and entered into between CAPARRA HILLS, LLC whose address is: PO Box 9506, San Juan, Puerto Rico 00908-0506, 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 acknowledge the change in construction working days following issuance of NTP.
2. The original floor layout yields 4,747SF. This Lease Amendment will change the location of the original floor layout adjacent to the original location.
3. To issue Notice to Proceed (NTP) 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 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 original lease section 4.01 H. "Construction of TIs and completion of other required construction work" is twenty (20) working days following issuance of NTP. This Lease Amendment will change the working days to seventy-five (75) working days following issuance of NTP.
2. This Lease Amendment changes the original floor location shown in Exhibit "A" yielding ABOA 4,747SF ([REDACTED] at 1,780SF, [REDACTED] 2,967sf) to a new floor location adjacent to Exhibit "A" shown in Exhibit "B" maintaining the same ABOA 4,747SF.

(next page)

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: CAPARRA HILLS LLC
Date: JUNE 12, 2015

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: JUNE 12, 2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____

3. This Lease Amendment represents the Notice to Proceed (NTP) with the construction of the Tenant Improvements in the amount of \$400,276.42 (██████ at \$183,102.51, and ██████ at \$217,173.91). The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$59.749298 per ABOA SF (1,780SF) in the amount of \$106,353.75 for ██████ requirement, and \$55.1532 per ABOA SF (2,967sf) or \$163,639.54 for ██████ requirement. Of this combined amount, the TI Allowance of \$269,993.29 will be amortized in the rent at an annual rate of 5% over the firm term, (5 years). The remaining costs for Tenant Improvements over the TI Allowance in the amount of \$ 142,691.81 *SMR* 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 submit one invoice which shall be printed on the same letterhead as that named on the Lease and shall reference the PS # 0035227 and shall be sent to:

for \$72,609.32 and
N1510735 SMR
 General Services Administration
 FTS and PBS Payment Division (7BCP)
 819 Taylor Street
 Fort Worth, TX 76102-0181

PS # 0035228
for \$70,082.49
SMR N1523340

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

General Services Administration
 Attn: Ana M. de los Reyes, Contracting Officer
 150 Carlos E Chardón Avenue
 Room 359
 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
- 2 PS #s *SMR*

This Lease Amendment contains the following pages:

- Exhibit "A" - Floorplan – Original Floor Layout
- Exhibit "B" - New Floor Layout
- Exhibit "C" - TI Costs Summary

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INITIALS: *[Signature]* LESSOR & *[Signature]* GOV'T