

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 03
	TO LEASE NO. GS-02B-LPR19182
ADDRESS OF PREMISES: Santander Tower at San Patricio Suites #1104, #1105 & #1107 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 clarify the amortization of the Tenant Improvements terms;
2. To delete Paragraph 2 of the Lease Amendment Number 2;
3. To amend Paragraphs 1.01, 1.02 A., 1.03 A., 1.11, and 1.12 of the original Lease Contract.

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 Lease is for ten (10) years, five (5) years firm. The Lessor assumes the risk of amortizing the Tenant Improvements over the ten (10) year term of the Lease, understanding that if the Government vacates the space after the fifth year (the firm term) the Government will not reimburse the Lessor the unamortized portion of the Tenant Improvements. Further, Lessor agrees that if the Government vacates the space during years six through ten then, the Lessor forfeits the unamortized portion of the Tenant Improvements.
2. Paragraph 2 of the Lease Amendment number 2 is hereby deleted.
3. Paragraphs 1.01, 1.02 A., 1.03 A., 1.11, and 1.12 of the original Lease Contract are hereby amended as follows:

This Lease Amendment number 2 has two 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:

12/23/2016

FOR THE GOVERNMENT:

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:

January 3, 2017

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

Administrative Assistant

12/23/2016

