

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT	TO LEASE NO. GS-02B-19182
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: P.O. 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 to provide the Notice To Proceed to the Lessor 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 June 1, 2017 as follows:

Notice is hereby given to proceed with your contract as per the lease agreement, approved construction drawings, and the entire cost of the buildout of the [REDACTED] office shall be rent included.

The Lessor further substantiates that no costs associated with the building shell items are included in the tenant improvement pricing. If there are change orders to the original construction cost, they will be incorporated by Lease Amendment.

- A. THIS LEASE AMENDMENT (LA) shall serve as the Notice to Proceed for these Tenant Improvements for the space located on the building located at Santander Tower at San Patricio.
- B. Paragraphs 1.01, 1.02 A., 1.03 A., 1.11, and 1.12 of Lease Amendment Number 3 shall apply.
- C. THE LESSOR SHALL furnish all labor, materials, tools, equipment, services and associated work to perform alterations in accordance with the standards set forth in the lease, the Government approved design and intent drawings, the 100% Construction Documents.
- D. UPON FINAL EXECUTION of this LA, the Lessor shall develop a Construction Schedule within 10 Working Days. The Construction schedule shall be reviewed and approved by the Government. Progress meetings will be held weekly, as applicable.

This Lease Amendment contains 2 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: [REDACTED]

Signature: _____
Name: LU
Title: Vice
Entity Name: Caparra Hills, LLC
Date: May 17, 2017

FOR THE GOVERNMENT: [REDACTED]

Signature: _____
Name: _____
Title: _____
Date: May 18, 2017

WITNESSED FOR THE LESSOR BY: [REDACTED]

Signature: _____
Name: _____
Title: CEO
Date: 5/17/2017

E. All work shall commence no later than June 1, 2017 the Final completion of Punch list items shall be within sixty (60) days of the date of substantial completion.

F. **THE LESSOR** shall notify the Lease Contracting Officer, Ana M. de los Reyes, or designee, in writing via e-mail gov Ten (10) days before substantial completion to schedule and arrange an inspection. Said inspection and acceptance of such work by the Government shall occur within seven (7) calendar days of the Lessor's notification. Following the same, rent shall commence on the date of acceptance of substantial completion and receipt of certificate of occupancy by the Government.

ALL OTHER TERMS AND CONDITIONS OF THIS LEASE SHALL REMAIN IN FORCE AND EFFECT.

INITIALS: 3 & [Signature]
LESSOR GOV'T