GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

ADDRESS OF PREMISES: EMPRESA BICHLARA
637 SOUTH SANTA TERESA JORNET AVE.
MAYAGUEZ, PR 00682-1301

THIS AGREEMENT, made and entered into this date by and between EMPRESA BICHLARA, INC., whose physical address is: 637 SOUTH SANTA TERESA JORNET AVE., MAYAGUEZ, PR 00682-1301 and present address is: P.O. BOX 1194,
MAYAGUEZ, PR 00681-1194, hereafter called the Lessor, and

the UNITED STATES OF AMERICA, hereafter called the Government:

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

1. To establish the commencement date of the Lease, in accordance with Paragraph 10 of the Rider to the Lease.
2. To establish the total annual improvement costs associated with the construction build-out of the office space in accordance with Tenant Improvement Allowances established in the Rider to the Lease Paragraph 11.
3. To adjust the annual rental during the first three years 1 through 3, and during the annual rental during years 4 through 10, provided for in Paragraph 13 of the Rider to the Lease.
4. To amend the Broker Commission paragraph 7 and Commission Credit paragraph 8 of the Lease.

NOW, THEREFORE, the parties do hereby agree to amend the Lease as follows:

1. In accordance with Paragraph 10 of the Rider to the Lease, it is established that the commencement date of the Lease is on June 28, 2012.

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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 to the foregoing:

FOR THE LEASEE: FOR THE LESSOR:

Signature: __________________________ Signature: __________________________
Name: __________________________ Name: __________________________
Title: PRESIDENT Title: LEASE AGENT
Date: __________________________ Date: __________________________

EMPRESA BICHLARA, INC. GSA, Public Buildings Service

WITNESS:

Signature: __________________________
Name: __________________________
Title: __________________________
Date: __________________________
2. The base number in the signed Lease was rented. the annual prime rate number shall be 2012.

3. The Tenant Improvement (TI) cost to construct the office space is hereby established at $123,063.55. In accordance with Paragraph 11 of the Rider to the Lease, the Lessor and the Government agree that a total intent to convert of $123,063.55 will be amortized over the first 15 years from term of the Lease, interest at an intact rate of 5.00%, therefore establishing the TI rental at approximately $24,646.49 per annum as the rate of $10.47 per Square Foot (SPF).

4. In accordance with Paragraph 12 of the Rider to the Lease, the Government shall pay the Lessor annual rent as follows:

   a. For years 1 through 5 of the Lease term the total annual rental shall be $83,243.07 per annum, at the rate of $6,796.92 per month or $16,094.06/RSF paid in advance of the amount of 5.00% interest rate for 5 years of the Lessor's contribution to the TI cost, at the rate of $10.47 per Square Foot (SPF); and, operating costs of $9.60 per SF. The Lessor's contribution to the TI cost will be paid in full, through the annual rental payments, during years 1 through 5.

   b. For years 6 through 10 of the Lease term, the total annual rental shall be $63,195.58 per annum, at the rate of $20,601/RSF or $4,299.47 per month in advance of the amount of 5.00% interest rate for 5 years of the Lessor's contribution to the TI cost, at the rate of $10.47 per Square Foot (SPF); and, operating costs of $9.60 per SF. The Lessor's contribution to the TI cost will be paid in full, through the annual rental payments, during years 6 through 10.

5. Paragraph 7 of the Lease is deleted and replaced as follows.

"C.R. Richard Hills Real Estate, represented by Crown Partnership, Inc. and Realty Management Group (the Broker) is the authorized real estate broker representing the Government in connection with the lease transaction. The Lessor and the Broker have agreed to a cooperative lease commission of $5,000.00 per annum on the Gross Sum of this lease. The total amount of the commission is $50,000.00. The Lessor shall pay the Broker an additional commission equal to the lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraphs, the Broker is entitled to 100% of the commission that is earned and paid in connection with this lease transaction ("Commission Credit"). The Commission credit in $50,000.00. The first 50% of the entire commission shall be due upon lease execution and the remaining 50% less the commission credit shall be due upon occupancy of the space by the Government. The Lessor agrees to pay the Commission due the Commission Credit to the Lessor in connection with the "Broker Commission and Commission Credit" paragraph in the 390 attached to and forming a part of this lease.

6. Paragraph number 8 of the Standard Form 3 is hereby deleted and replaced with the following:

The total rental payments due and owing under the lease shall be reduced to fully compensate the commission costs of $50,000.00. The reduction in monthly rent shall commence with the first month and continue through the third month of the lease, as indicated in the schedule for Monthly Rents:

   First Month's Rental Payment of $4,603.76 minus the pre-paid Commission Credit of $50,000.00 equals $4,603.76 divided by $43.3773 equals $4,603.76.

   Second Month's Rental Payment of $4,603.76 minus the pre-paid Commission Credit of $50,000.00 equals $4,603.76 divided by $43.3773 equals $4,603.76.

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Third Month's Rental Payment of $4,000.00 minus the prorated Commission Credit of $____ equals $____ as the adjusted Third Month's Rent.

No further adjustments related to this commission credit shall be made after the third month's rental payment.

7. All terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Supplemental Lease Agreement conflict with any terms and conditions of the Lease, the terms and conditions of this Supplemental Lease Agreement shall control and govern.

INITIALS: [Signature]

LESSOR: [Signature]

GOVT: [Signature]