

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

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LEASE AMENDMENT NO. 2
TO LEASE NO. GS-02B-19099

ADDRESS OF PREMISES: EMPRESAS BECHARA
637 South Santa Teresa Jorget Ave.
Mayaguez, PR 00682-1301

THIS AGREEMENT, made and entered into this date by and between EMPRESAS BECHARA, INC., whose physical address is: 637 South Santa Teresa Jorget Ave., Mayaguez, PR 00682-1301 and postal address is: PO BOX 1194, Mayaguez, PR 00581-1194, hereinafter called the Lessor,

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

WHEREAS, the parties hereto desire to amend the Lease and the Lease Amendment #1 as follows:

1. To amend the Broker Commission Paragraph 7 of the Lease and Paragraph 5 of the Lease Amendment #1.
2. To amend Commission Credit Paragraph 8 of the Lease and Paragraph 6 of the Lease Amendment #1.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the Lease and the Lease Amendment #1 is amended as follows:

1. Paragraph 7 of the Lease as amended by Paragraph 5 of Lease Amendment No.1 is hereby deleted, and replaced as follows:
"C.B. Richard Ellis 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 this lease transaction. The Lessor and the Broker have agreed to a cooperative lease commission of [redacted] of the firm term value of this lease. The total amount of the Commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission credit is [redacted]. The first 50% of the entire commission shall be due upon lease award and the remaining 50% less the commission credit shall be due upon the acceptance of the space by the Government. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease".

2. Paragraph 8 of the Lease as amended by Paragraph 6 of Lease Amendment No.1 is hereby deleted, and replaced as follows:
The shell rental payments due and owing under the lease shall be reduced to fully recapture the commission credit of [redacted]. The reduction in monthly rent shall commence with the first month and continue through the third month of the lease, as indicated in this schedule for adjusted monthly rent:

First Month's Rental Payment of \$6,936.92 minus the prorated Commission Credit of [redacted] equals [redacted] as the adjusted First Month's Rent.
Second Month's Rental Payment of \$6,936.92 minus the prorated Commission Credit of [redacted] equals [redacted] as the adjusted Second Month's Rent.
Third Month's Rental Payment of \$6,936.92 minus the prorated Commission Credit of [redacted] equals [redacted] as the adjusted Third Month's Rent.
No further adjustments related to this commission credit shall be made after the third month rental payment.

All other terms and conditions of the Lease and the Lease Amendment #1 shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:
Signature: [redacted]
Name: [redacted]
Title: PRESIDENT
Entity Name: EMPRESAS BECHARA, INC.
Date: OCTOBER 22, 2012

FOR THE GOVERNMENT:
Signature: [redacted]
Name: [redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 10/25/2012

WITNESSED FOR:
Signature: [redacted]
Name: LNR
Title: Cont
Date: 10/25/12