

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

2010-000127

AP 09-10-(4)-127

DATE OF LEASE

5/26/10

LEASE NO.

GS-02B-19105 Bldg #FR3981ZZ

THIS AGREEMENT made and entered into this date by and between Ports Authority Commonwealth of Puerto Rico whose address is: Lindbergh Street, Isla Grande, Puerto Rico 00936-2829 and whose interest in the property hereinafter described is that of owner, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government;

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of approximately 17,454 rentable square feet (rsf) of approximately 17,454 ANSI/BOMA usable square feet (usf), comprised of approximately 12,261 rentable square feet on the first floor at Terminal D, plus; approximately 3,202 rsf-usf on the second floor at Terminal E, plus; 728 rsf-usf for Office at Terminal D, plus; 557 rsf-usf for break room near check point #2 at Terminal D, plus; 422 rsf-usf for break room near check point #4 at Terminal B, plus; 284 rsf-usf for break room near check point #3 at Terminal B. All areas in a building known as Luis Muffoz Marín International Airport (SJU), Carolina, Puerto Rico 00936-2829, to be used for office and related purposes by including two hundred (200) outside reserved and secured parking spaces, to be located on-site and within the grounds and land areas of the SJU Airport, for the use of the employees, and at no additional cost to the Government."

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

through subject to termination and renewal rights as may be hereinafter set forth. SEE PARAGRAPH 10 OF THE RIDER.

3. The Government shall pay the Lessor annual rent of \$

at the rate of \$ per in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

SEE PARAGRAPH 12 OF THE RIDER.

4. The Government may terminate this lease at any time by giving at least 60 days notice in writing to the Lessor after the 5 year firm term and no rental shall accrue after the effective date of termination. Said notice shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

provided notice be given in writing to the Lessor at least days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

INITIALS:

Lessor

Govt

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

SEE RIDER TO THE LEASE.

7. The following are attached and made a part hereof:

SEE RIDER TO THE LEASE.

8. The following changes were made in this lease prior to its execution:

- a. Paragraph 5 of this STANDARD FORM 2 was deleted in its entirety.
- b. Paragraphs 9 through 23 of the Rider to Lease have been added.

IN WITNESS _____ have hereunto subscribed their names as of the date first above written

LESSOR: _____ Rico, Ports Authority

_____ Mr. Arnaldo Deleo- Acting Executive Director
(Title)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY _____ Contracting Officer
(Official Title)

INITIALS: AD & AS
Lessor Govt