

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-02B-19149	DATE 9/9/10	PAGE 1 of 2
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ADDRESS OF PREMISES
Torre Chardon Plaza, 350 Carlos Chardon Ave., Hato Rey, Puerto Rico 00918

THIS AGREEMENT, made and entered into this date by and between **TORRE CHARDON,S.E.**

whose address is Mailing Address: P.O. Box 71450
San Juan, Puerto Rico 00936-8550

Physical Address: 350 Carlos Chardon, 9th Floor
Hato Rey, P. R. 00918-1701

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 establish the effective initial lease term and the total cost of the Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 14, 2010, as follows:

1. The TERM OF THE Lease shall commence July 14, 2010 and shall continue through July 13, 2020. The Government has termination rights on or after July 13, 2015 as set forth in Paragraph 4 of the Lease.
2. The Lessor and the Government have mutually agreed that the actual cost of the total tenant improvements (TI) is \$ 572,852.85 . This cost includes all tenant improvement costs to build the leased premises.
3. In accordance with Paragraph 13 of the Rider to this Lease the tenant improvements cost will be amortized over sixty (60) months at an interest rate of 7.00%. The amortized rental amount pursuant to this calculation is \$ 680,590.35 over the firm term of the lease.
4. Paragraph 3 of the Rider to this Lease is amended to read: "The Government shall pay the Lessor annual rent \$650,875.82 (\$47.10/ RSF yielding \$55.07/ BOSF) at the rate of \$54,239.65 per month in arrears for years 1 through 5 and \$ 514,757.74 (\$37.25/ RSF yielding \$43.55 / BOSF) at the rate of \$42,896.48 per month in arrears for years 6 through 10. For any period less than one full year, the rental rates have been annualized. Rental payments shall commence on July 14, 2010.

All other terms and conditions remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

[Redacted Signature]	NAME OF SIGNER Rafael Ruiz-Comas
	e 900 Chardon Ave. San Juan PR

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
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ADDRESS

UNITED STATES OF AMERICA

[Redacted Signature]	NAME OF SIGNER Wanda A. Cardillo
	OFFICIAL TITLE OF SIGNER Leasing Contracting Officer

6. The following punch list items must be completed no longer than September 20, 2010:

a. Supply As-Built CAD drawings as per sections 5.15 of the lease agreement.

INITIALS:



LESSOR
GOV'T