General Services Administration
Public Buildings Service

Supplemental Lease Agreement (SLA)

Supplemental Agreement No. 1
To Lease No. GS-02B-19152
Bldg. No. PR4007

Address of Premises: Santa Maria Shopping Center (Sears Building), 4598 Arcadio Estrada Ave., Suite 6, San Sebastian, PR 00685.

This Agreement, made and entered into this date by and between TIS Investments, Inc., whose address is: P.O. Box 3280 Hato Arriba Station, San Sebastian, PR 00685, hereinafter called the Lessor, and the United States of America, hereinafter called the Government:

Whereas, the parties hereto desire to amend the lease to provide for the acquisition of an additional 533 rentable square feet (RSF) or 480 ANSI/BOMA office area square feet (ABOASF), to increase the Tenant Improvement Allowance, prorate Operating Costs, adjust the percentage of the leased space identified in the lease and adjust the rental accordingly.

Now therefore, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

As the result of the Government acquiring additional space under this Lease of approximately 533 RSF or 480 ABOASF the following changes are hereby made:

See attached

In witness:

Lessor: TIS Investments, Inc.

By: ___________________________
   (Signature)

In presence of: __________________________
   (Signature)

United States of America, General Services Administration

By: __________________________
   (Signature)

GSA form 276 (REV 11/93)
SUPPLEMENTAL LEASE AGREEMENT #1 (SLA #1) TO LEASE LPR19152, Continued

1. Paragraph 1 of the SF 2, Lease for Real Property is changed to read:

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

   A total of approximately 1,810 rentable square feet (RSF) or approximately
   1,630/ANSIBOMA Office Area (ABOASF) square feet of office and related space
   located at Santa Maria Shopping Center (Sears Building), 4598 Arcadio Estrada
   Ave., Suite 6, San Sebastian, PR 00685-3289, as shown on the demising floor plans
   labeled Exhibit "A1 Revised", including parking as set forth in Paragraph 7 of the
   Rider to Lease. In no event shall the Government pay for more than
   1,630/ABOASF.";

2. Paragraph 12 A) of the Rider to Lease is changed to read:

   "A) The Lessor agrees to contribute a TI allowance of $91,233.90 or $55.97/ABOA
   SF, toward the cost of the TI to be provided hereunder. The TI cost of $91,233.90
   will be amortized over the firm term at an interest rate of up to 9% per annum. In the
   event that the TI cost is less than $91,233.90 it is understood that the actual TI cost
   balance will be amortized into the annual rent in the same manner as set forth herein.
   In the case that the balance of the TI cost exceeds the total TI allowance of
   $91,233.90, the Government shall pay the overage by either a one-time lump sum
   payment or increasing the cost to be amortized during the firm term of the lease
   agreement. Such additional payment(s) or rental reduction, if applicable, will be
   memorialized in a subsequent Supplemental Lease Agreement (SLA)."

3. Paragraph 13 of the Rider to Lease is changed to read:

   "13. The Government shall pay the Lessor annual rental as follows:

   1. For years 1 through 3 of the lease term, the total annual rental is $85,251.00
      ($47.10 per RSF) at the rate of $7,104.25 per month in arrears as adjusted by
      operating costs escalations; Years 1 through 3 of the annual rental includes a
      total tenant improvement rental of $22,726.39 ($12.56 per RSF) representing
      the amortization of the tenant improvement allowance discussed in Paragraph
      12 A) of this Rider at an interest rate of up to 9%.

   2. For years 4 through 5 of the lease term, the total annual rental is $84,074.50
      (46.45 per RSF) at the rate of $7,006.21 per month in arrears as adjusted by
      operating costs escalations; Years 4 through 5 of the annual rental includes a
      total tenant improvement rental of $22,726.39 ($12.56 per RSF) representing
      the amortization of the tenant improvement allowance discussed in Paragraph
      12 A) of this Rider at an interest rate of up to 9%.

INITIALS: [Lessor] [Gov't]
3. For years 6 through 10 of the lease term, the total annual rental is $68,761.90 ($37.99 per RSF) at the rate of $5,730.16 per month in arrears as adjusted by operating costs escalations; Years 6 through 10 of the annual rental does not include amortization for the Lessor's contribution to the TI cost.

4. Paragraph 14 of the Rider to lease is changed to read:

"14. For the purpose of the Operating Cost Escalations, in accordance with Section 4.0, paragraph 4.3 of the Solicitation for Offers (SFO) portion of the lease, the base cost of services is $16,163.30 annually or ($8.93/RSF or $9.91/ABOA SF), which includes a base cost of electricity of $5,954.90 annually or ($3.29/RSF or $3.65/ABOA SF). If the Government relinquishes or requests expansion of space the operating cost base will be adjusted accordingly."

5. Paragraph 20 of the Rider to the Lease is changed to reflect a percentage of building occupancy of 7% (1,810 / 26,794 SF).

6. 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.