

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT (SLA)</p>	<p>SUPPLEMENTAL AGREEMENT NO. 1</p> <p>TO LEASE NO. GS-02B-19152 Bldg. No. PR4007</p>	<p>DATE: 6/9/10</p>
<p>ADDRESS OF PREMISES: Santa Maria Shopping Center (Sears Building), 4598 Arcadio Estrada Ave., Suite 6, San Sebastian, PR 00685.</p>		
<p>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:</p>		
<p>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.</p>		
<p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:</p>		
<p>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:</p>		
<p align="center">SEE ATTACHED</p>		
<p>IN WITNESS _____ and their names as of the above date.</p>		
<p>LESSOR: BY _____ (Signature)</p>	<p>_____ President (Title)</p>	
<p>IN PRESENCE OF _____ (Signature)</p>	<p>_____ P.O. Box 2389 Hatoa PR. (Address)</p>	
<p>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION</p>		
<p>B _____ (Signature)</p>	<p>_____ Contracting Officer (Official Title)</p>	

SUPPLEMENTAL LEASE AGREEMENT #1 (SLA #1) TO LEASE LPR19152, Continued

Dated: _____

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.

INITIALS: *D* & *CB*
LESSOR GOV'T