GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
Torre Chardon
350 Ave Carlos Chardon, Ste 900
Hato Rey, P. R. 00918-2137

LEASE AMENDMENT No. 1
TO LEASE NO. GS-02P-LPR19162
PDN Number: PS # n/a

THIS AMENDMENT is made and entered into between Torre Chardon, S. E
whose address is: 350 Ave Carlos Chardon, Ste 900
Hato Rey, P. R. 00918-2137

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: (1) establish the effective date of the Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 1, 2016 by the Government as follows:

1. The Lease Term Paragraph is hereby changed as follows:

   To Have and To Hold the said Premises with its appurtenances for the term beginning either upon August 1, 2016 or upon acceptance of the Premises as required by this Lease, whichever is later, and continuing for a period of

All other terms and conditions of the lease shall remain in force and effect.

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

FOR THE LESSOR: Torre Chardon, S. E

Signature: [Signature]
Name: Rafael Ruiz-Lopez
Title: Corporate Realty Director
Entity Name: Torre Chardon S.E
Date: August 11, 2016

FOR THE GOVERNMENT:

Signature: [Signature]
Name: Wanda A. Cadilla
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 8/11/16

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Adeline Camacho
Title: Administrative Assistant
Date: August 11, 2016
2. Section 1.03, RENT AND OTHER CONSIDERATIONS (SEP 2013) is hereby changed as follows:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>FIRM TERM</th>
<th>NON FIRM TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANNUAL RENT</td>
<td>SHELL RENT$1</td>
<td>$1,672,468.00</td>
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<tr>
<td></td>
<td>TENANT IMPROVEMENTS RENT$2</td>
<td>$85,530.00</td>
</tr>
<tr>
<td></td>
<td>OPERATING COSTS$3</td>
<td>$586,952.03</td>
</tr>
<tr>
<td></td>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)$4</td>
<td>$0.00</td>
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<tr>
<td></td>
<td>PARKING$5</td>
<td>$0.00</td>
</tr>
<tr>
<td>TOTAL ANNUAL RENT</td>
<td>$2,345,154.53</td>
<td>$2,259,420.03</td>
</tr>
</tbody>
</table>

$1Shelf rent calculation  
  (Form Terms) $29.00 per RSF multiplied by 92,731 RSF  
$2The Tenant Improvement Allowance of $0.324268 is amortized at a rate of 5 percent per annum over 5 years  
$3Operating Costs rent calculation: $9.85 per RSF multiplied by 92,731 RSF  
$4Building Specific Amortized Capital (BSAC) of $0.00 are amortized at a rate of 0 percent per annum over 0 years  
$5Parking costs described under sub-paragraph 11 below

All other terms and conditions of this lease shall remain in full force and effect.