

STANDARD FORM 2  
FEBRUARY 1965 EDITION  
GENERAL SERVICES  
ADMINISTRATION  
FPR (41 CFR) 1-16.601

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

*March 9, 2011*

LEASE NO. LPR19178

Building No. PR3999

THIS AGREEMENT made and entered into this date by and between **CTP Plaza, LLC.**, whose address is: **273 Ponce de Leon Ave., San Juan, PR 00917-1923** 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:

Three thousand three hundred sixty-seven (3,367) Rentable Square Feet (RSF) of office space consisting of two thousand seven hundred fifteen (2,715) ANSI/BOMA Office Area Square Feet (ABOA SF) located on the ninth (9th) Floor of the building known and designated as Plaza Scotiabank, 273 Ponce de Leon Avenue, San Juan, PR 00917-1923, in accordance with the attached floor plan labeled Exhibit "A", attached hereto and made a part hereof, together with two (2) structured reserved parking spaces at no additional cost to the Government, to be used for office and related purposes.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on  
SEE PARAGRAPH 9 OF THE RIDER.

3. The Government shall pay the Lessor annual rent of  
SEE PARAGRAPH 13 OF THE RIDER.

4. The Government may terminate this lease in whole or in part effective any time after the fifth (5) year of this lease by giving at least sixty (60) days' prior notice in writing to the Lessor. No rental 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:   *J*   &   *CB*    
Lessor Gov't

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

The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of [redacted]. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 13 of this Lease Rider, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$10,782.82 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's rent.

Second Month's Rental Payment \$10,782.82 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's rent.

Third Month's Rental Payment \$10,782.82 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's rent.

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

SEE RIDER TO THE LEASE.

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

LESSOR: CTP Plaza, LLC.

[Redacted signature area for Lessor]

*Executive VP*

(Title)

UN

BY

[Redacted signature area for Government]

ICES ADMINISTRATION

Contracting Officer

(Official Title)

INITIALS: [Signature] & CS  
Lessor Govt