

**U.S. GOVERNMENT
LEASE FOR REAL PROPERTY**

DATE OF LEASE

9/29/11

LEASE NO. GS-02B-19189

Bldg. PR4028ZZ

THIS LEASE, made and entered into this date by and between **Johnjavi Corporation** whose address is: Boulevard Avenue Nicanor Vazquez, Ramal #3, Humacao, Puerto Rico 00791-0246 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 considerations hereinafter mentioned, covenant and agrees as follows:

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

A total of eight thousand six hundred and twenty five (8,625) rentable square feet, yielding seven thousand four hundred and forty six (7,446) ANSI BOMA office area square feet (usf) of office and related space located on part of the 3rd floor of the building known and designated as Boulevard Plaza Office Center, Boulevard Avenue Nicanor Vazquez, Ramal #3, Humacao, Puerto Rico 00791-0246, as shown on the demising floorplans labeled Exhibit "A1", attached hereto and made a part hereof.

2. The Government shall pay the Lessor annual rent of:
SEE PARAGRAPH 10 OF THE RIDER

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Johnjavi Corporation
P.O. Box 246
Las Piedras, Puerto Rico 00771

3. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on:
SEE PARAGRAPH 8 OF THE RIDER

4. The Government may terminate this lease:
SEE PARAGRAPH 9 OF THE RIDER

5. Studley, Inc (the "Broker") is the authorized real estate broker representing the Government in connection with this lease transaction. The Lessor and Studley, Inc. have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. 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, [redacted], to the Broker in accordance with the Broker Commission and Commission Credit paragraph in the SFO portion of this Lease.

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 \$29,252.85 minus prorated Commission Credit of [redacted] equals [redacted] adjusted first month's rent.

Second Month's rental payment \$29,252.85 minus prorated Commission Credit of [redacted] equals [redacted] adjusted second month's rent.

Third Month's rental payment \$29,252.85 minus prorated Commission Credit of [redacted] equals [redacted] adjusted third month's rent.

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
SEE RIDER TO THE LEASE

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

LESSOR: [redacted]

President
(Title)

(Signature)

Box 246 Las Pichas R. 00771
(Address)

OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY [redacted]

Contracting Officer
(Official Title)