

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 01
	TO LEASE NO. <u>GS-02B-19189</u>
ADDRESS OF PREMISES Boulevard Plaza Office Center, Boulevard Avenue Nicanor Vazquez, Ramal #3, 3rd Floor Humacao, Puerto Rico 00791-0246	PDN Number:  <b>PS0026810</b>

**THIS AMENDMENT** is made and entered into between: Johnjavi Corporation

whose address is: Boulevard Avenue Nicanor Vazquez,  
Ramal #3  
Humacao, Puerto Rico 00791-0246

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease(1) to establish the lease term commencement date (2) include change order to the tenant improvements.

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 March 1, 2014 as follows:

This Lease Amendment contains (2) pages.

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:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
Name: Carmen Hernandez  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 5/14/14

**WITNESS:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary  
Date: Johnjavi Corporation

- 1) Use of the GSA form 276, Supplemental Lease Agreement, has been discontinued. All references in the Lease to "GSA form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".
- 2) As per paragraph No. 11 of the Rider to the Lease the total cost of the Tenant Improvements is \$571,190.16. The Lessor and the Government agree to amortize the amount of \$464,779.32, at an interest rate of 0% over the firm term.
- 3) The Government hereby orders the following changes to the tenant improvements as change order #01:

ITEM	COST
PCO #01 – CORRIDOR ACOUSTICAL CEILING	
PCO #02 – ELECTRICAL WORK	
PCO #03 – VENEER DOOR REMOVED FROM DOORS CREDIT	
PCO #04 – [REDACTED]	
PCO #05 – SCHEDULE EXTENSION	
PCO #06 – PEDESTRIAN GATE CHANGES	
PCO #07 – REMOVAL & ADD HOFFMAN SYSTEM	
PCO #08 – LOCK SET'S PEDESTRIAN GATE AND CONDUIT	
<b>TOTAL ADDITIONAL TI COSTS</b>	<b>\$42,678.36</b>

The Government shall reimburse the Lessor in a one-time lump sum payment for the amount of \$149,089.20, upon receipt of an original invoice by the Contracting officer.

- 4) In no event shall payment be made pursuant to this paragraph until a proper invoice is submitted by the Lessor. Upon acceptance by the Government the following information shall be submitted on a company invoice in order to process your payment:
  1. **Invoice number:** Include a unique invoice number on each invoice submitted for payment
  2. **Remit to name and address:** Please include your address on the invoice.
  3. **Cite PS number on invoice:** **PS0026810**
  4. **Invoicing instructions:** Please submit invoices electronically on the GSA Finance website at: <http://www.finance.gsa.gov>

If you are unable to submit the invoices electronically you may mail the invoices to the following address:

GSA Greater Southwest finance center (7BCP)  
 P.O. Box 17181  
 Fort Worth, TX 76102-018

The Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

*Carmen Hernandez*  
 Leasing Contracting Officer  
 Caribbean Branch (2PRC)  
 Real Estate Acquisition Division  
 150 Chardon Avenue Rm. 359  
 Hato Rey, Puerto Rico 00918

INITIALS: PH LESSOR & GH GOV'T