


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-028-10197
ADDRESS OF PREMISES Carr # 129 Km 21.9, Bo. Callejones, Lares, PR 00669	PDN Number: <u>P 51027622</u>

THIS AGREEMENT, made and entered into this date by and between 

whose address is PO BOX 819
LARES, PR 00669

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 issue a Notice to Proceed for the construction of the Tenant Improvements (TI) and approval of TI costs above the TI Allowance to be paid in a one time Lump Sum payment.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the date of the government signature of this Amendment as follows.

1. This lease amendment represents the Notice to Proceed (NTP) with the construction of the TIs in the amount of \$154,810.34 per the final detailed breakdown received by GSA on August 1st, 2013. Of this amount, \$137,875.00 will be amortized in the rent at an annual rate of 5% over the firm term, (5 years). Thereafter, the TI amount will be removed from the rent. The remaining costs for TIs over the TI Allowance in the amount of \$16,935.34 will be paid via one time lump sum payment upon completion, inspection, and acceptance of the space, and upon receipt of an invoice sent by the Lessor to the Contracting Officer. The Lessor shall complete the Tenant Improvement work within 60 working days of receiving the notice to proceed from the Government

The Lessor shall submit one invoice which shall be printed on the same letterhead as that named on the Lease and shall reference the #PSG027622, and shall be sent to: US General Services Administration
Finance Division, PBS Payment Division (7BCP)
819 Taylor Street
Ft Worth, Tx 76102-0181

With a copy to the GSA Contracting Officer at the following address
Jeannette Rios, U S General Services Administration
150 Carlos Chardon Ave Room 359 Hato Rey, PR00918



This Lease Amendment contains (1) pages.

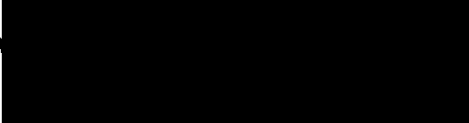

All other terms and conditions of the lease shall remain in force and effect.

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

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Gerente
Entity Name: U.S. Fed. Govt. de P.R. Lares
Date: 11/11/13

Signature: 
Name: 
Title: GSA, Public Buildings Service
Date: Nov. 13, 2013

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Secretary
Date: 11/10/2013