

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-19199
ADDRESS OF PREMISES 33 Padre Berrios Street, Barranquitas, PR 00794	PDN Number:

THIS AMENDMENT is made and entered into between [REDACTED] ■ [REDACTED]

whose address is: 33 Padre Berrios Street
Barranquitas, PR 00794

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 acceptance and commencement date; and (2) establish the official punch list and expected completion date.

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 September 4, 2014 as follows:

- The term of the Lease shall commence on **September 4, 2014** and shall continue through **September 3, 2024**, inclusive, subject to the termination rights set forth in Section 1.05 of the Lease LPR19199.
- The Lessor agrees to have the following punch list items completed within 15 working days of the acceptance of the space:

Item no.	Location	Description
001	General	Deliver the keys to the space to the Government.
002	General	Deliver the As-Built Drawings in CAD to the Government.
003	General	Deliver the data drop mapping & certification to the Government.
004	General	Complete the data installation after the agency relocates the ADP Rack (to include tagging the data drops).
005	Open Work Area	Provide GSA a plan of action and a proposed schedule and end date to rectify the water pressure in the drinking fountains. Provide bottled water and drinking cups to the [REDACTED] tenant until the water pressure issue is resolved and the drinking fountains can be used.
006	ADP Room	Seal with Fire Stop Material any penetration on the ADP room wall above the ceiling.
007	ADP Room	Relocate the Fire Extinguisher from inside the ADP room to the column next to the Client Break Room.

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: [REDACTED]
 Name: [REDACTED]
 Title: Property Manager
 Entity Name: Edificio Rosaida
 Date: 09/16/14

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service.
 Date: 9/16/2014

WITNESSED

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Owner
 Date: 09/16/14

008	ADP Room	ADP Room door lock must be re-cylindereed with a new lock cylinder with only two (2) access keys.
009	Private Office	Retouch the crack in the gypsum wall between the door frame and the window frame.
010	Consultation Room	Replace door signage with a properly measured and cut 'Consultation Room' plate.
011	Parking Area	Provide GSA with an action plan and a proposed schedule and end date of resurfacing the parking lot.

3. Except as modified by this Lease Amendment, all other terms and conditions of the Lease shall remain in full force and effect, and in the event that any terms and conditions of this Lease Amendment conflict with any terms and conditions of the Lease or any previous Lease Amendments, the terms and conditions of this Lease Amendment shall govern and control.

INITIALS: RALC & [Signature]
 LESSOR GOVT