

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-02P-LPR19247 Building Number: PR4052ZZ
Address of the Premises:  270 Plaza located at 270 Muñoz Rivera Avenue San Juan, PR 00918-1901	PDN Number:

THIS AMENDMENT is made and entered into between 270 PR UNIT R, LLC

whose address is: 250 Muñoz Rivera, suite 320, San Juan, PR

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 Commencement Date and Lease Term; (2) Establish the Final Tenant Improvement Costs; and (3) Agree to Punch List Items.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and agree that the said Lease is amended, effective February 1, 2017 as follows:

1. The Lessor and the Government hereby agree that the term of the Lease shall commence on February 1, 2017 and run through June 30, 2021; the Lease term is 53 months, 46 months firm, with termination rights defined herein Paragraph 1.05 of the Lease.

2. The Lessor and the Government hereby agree that the final cost of the tenant improvements totals \$213,792.52. This amount is inclusive of the Notice to Proceed with the construction for \$202,889.41 and three approved change orders totaling [REDACTED] listed below:

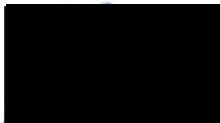
- Change Order#1: Data Drop installation: [REDACTED]
- Change Order#2: Power Pole Installation (7) units: [REDACTED]
- Change Order#3: Cable Tray : [REDACTED]
- Change Orders Total: [REDACTED]

The Lease provides \$188,880.67 as a tenant improvement allowance amortized into the rent and a \$20.00/ABOA square foot contribution by the Lessor for any tenant improvement costs that exceed the previously stated tenant improvement allowance already amortized in the rent. As a rent concession, the Lessor agrees to fund \$24,911.85 for tenant improvement costs in excess of the \$188,880.67 Tenant Improvement Allowance. The Government shall not be responsible for payment of any tenant improvement costs (amortized in the rent or via lump sum) exceeding \$188,880.67. As such, the rental stated in paragraph 1.03 of the Lease shall remain the same.

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: Fahad Jhaffar  
Title: Partner  
Entity Name: 270 PR UNIT R, LLC  
Date: 02/10/17

FOR THE GOVERNMENT:



Signature: \_\_\_\_\_  
Name: Ana M. de los Reyes  
Title: Lease Contracting Officer  
GSA, Public Buildings Service Date: February 10, 2017

WITNESSED FOR THE LESSOR BY:



Signature: \_\_\_\_\_  
Name: ANDREA S. SUAREZ  
Title: CHRISTIANSEN COMMERCIAL, BROKER  
Date: February 10, 2017

3. The Lessor and Government agree that the following items are considered "Punch List" items, and shall be corrected by no later than March 10, 2017, except for dates otherwise specified.

- The front door of the office shall be replaced.
- Letter of compliance with the Flush out Procedure 72-Hours Requirement.
- Storage room: The return grill, to be screwed to the ceiling wall.
- Badging area: replace three (3) ceiling tiles.
- IT storage area: there are two (2) cover blinds missing.
- Occupancy Permit.
- Electric generator-General Permit.
- Install agency signage in main entrance.
- Deliver a copy of the equipment documentation and warranties.
- As-built drawings.
- ABBAS improvements to common restrooms.

1. Adjust height for vanities to 34"
2. HC Bath Stall needs to be adjusted to 60" width
3. Install Light sensor and/or lower light switch
4. Add one light fixture to each bathroom
5. Install signage with braille

- Provide and install water cooler inside the office space.
- Complete the structural reinforcement to the floor slab of the storage room by February 28, 2017.
- Two passenger elevators to be connected to generator by March 31, 2017.
- Building will have an occupancy emergency plan by April 28, 2017.
- Building will have two way communication for the fire alarm system by April 28, 2017.
- General cleaning.

4. 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:

PG  
LESSOR

&amp;

MP  
GOVT