GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES:
Santander Tower at San Patricio
B7 Tabonuco Street
Guaynabo, PR 00968-3028

LEASE AMENDMENT

TO LEASE NO. GS-02B-LPR19182

PDN Number:

THIS AMENDMENT is made and entered into between CAPARRA HILLS, LLC whose address is: PO Box 9506, San Juan, Puerto Rico 00908-0506, hereinafter called the Lessor,

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

WHEREAS, the parties hereto desire to amend the above Lease as follows:

1. To acknowledge the change in construction working days following issuance of NTP.

2. The original floor layout yields 4,747SF. This Lease Amendment will change the location of the original floor layout adjacent to the original location.

3. To issue Notice to Proceed (NTP) with the construction of the Tenant Improvements (TI), approve TI costs above the TI Allowance to be paid out in Lump Sum.

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 as follows:

1. The original lease section 4.01 H. "Construction of TIs and completion of other required construction work" is twenty (20) working days following issuance of NTP. This Lease Amendment will change the working days to seventy-five (75) working days following issuance of NTP.

2. This Lease Amendment changes the original floor location shown in Exhibit “A” yielding ABOA 4,747SF (1,780SF, 2,967sf) to a new floor location adjacent to Exhibit "A" shown in Exhibit “B” maintaining the same ABOA 4,747SF.

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: CAPARRA HILLS LLC  
Date:  

FOR THE GOVERNMENT:

Signature:  
Name:  
Title:  
Entity Name: GSA, Public Buildings Service  
Date:  

WITNESSED FOR THE LESSOR BY:

Signature:  
Name:  
Title:  
Date:  

WITNESSED FOR THE GOVERNMENT

Signature:  
Name:  
Title:  
Date:  

Lease Amendment Form 12/12
3. This Lease Amendment represents the Notice to Proceed (NTP) with the construction of the Tenant Improvements in the amount of $400,276.42 ($183,102.51, and $217,173.91). The Tenant Improvement Allowance (TIA) for purposes of this Lease is $59,749.28 per ABOA SF (1,780 SF) in the amount of $106,353.75 for requirement, and $55,153.2 per ABOA SF (2,967 SF) or $163,639.54 for requirement. Of this combined amount, the TI Allowance of $269,993.29 will be amortized in the rent at an annual rate of 5% over the firm term, (5 years). The remaining costs for Tenant Improvements over the TI Allowance in the amount of $142,691.81 will be paid via one time lump sum upon completion, inspection, and acceptance of the space, and upon receipt of an invoice received by the Contracting Officer.

The Lessor shall submit one invoice which shall be printed on the same letterhead as that named on the Lease and shall reference the PS # 0035228 and shall be sent to:

General Services Administration
FTS and PBS Payment Division (7BCP)
819 Taylor Street
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Ana M. de los Reyes, Contracting Officer
150 Carlos E Chardón Avenue
Room 359
Hato Rey, PR 00918-1703

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered

This Lease Amendment contains the following pages:

- Exhibit "A" - Floorplan – Original Floor Layout
- Exhibit "B" - New Floor Layout
- Exhibit "C" - TI Costs Summary