

-----**AMMENDMENT AND RATIFICATION OF**-----
-----**LEASE CONTRACT**-----

----- In the City of Bayamon, Puerto Rico, on May four (4) of two thousand twelve (2012).-----

-----**APPEAR**-----

----- **AS PARTY OF THE FIRST PART:** The Government of the United States of America; represented in this act by its general agent URS Federal Technical Services, Inc.; represented hereby also by Elite Management, Corp., a duly organized corporation under the laws of the Commonwealth of Puerto Rico, represented by its President Brenda Gonzalez Flores, of legal age, single, executive and resident of Guaynabo, Puerto Rico, hereinafter "the LESSOR". -----

----- **AS PARTY OF THE SECOND PART:** Angel De León Rivera, of legal age, divorced, owner and resident of Bayamon, Puerto Rico, hereinafter "the LESSEE".-----

-----**SET FORTH**-----

----- **FIRST:** The LESSOR is the owner in full and absolute control of a business premises located in the number P-2 of the 11th Street in Santa Catalina Development, in the municipality of Bayamon, Puerto Rico.-----

----- **SECOND:** The LESSEE subscribed with the previous owner a lease agreement for the business premises mentioned before the past eighteen (18) of December of two thousand and eight (2008). Both parties had agreed to amend and ratify the lease contract subscribed. Being so agreed, the parties by the present agrees to amend the referred lease agreement of the business premises under the following:-----

-----**CLAUSES AND CONDITIONS**-----

----- **FIRST: CONTRACTING PARTIES:** The LESSOR states that he has acquired the property object of the lease agreement subscribed by the LESSEE and that it is his interest and desire to

this contract which have been caused by the fault or negligence of the LESSEE or any of its employees, agents or successors. This clause will survive the termination of this agreement.-----

----- **FIFTH: NO JOINT VENTURE.** Nothing in this contract shall be interpreted in the sense that the parties have agreed to establish a partnership or joint venture or that requires one of the parties to respond for the debts and obligations of the other, so neither this contract has the effect that it be understood that the parties have mutually appointed as agents or representatives of the other.-----

----- **SIXTH: RATIFICATION OF THE LEASE AGREEMENT:** Both parties by these means ratify all and each of the clauses and conditions of the current lease agreement and mentioned in the SECOND set forth of this agreement of amendment to the contract, that has not been amended by this agreement, so that said lease contract continue with all its force and effect between the parties of this agreement of amendment, as if all the appearing parties in this agreement of amendment have appeared and subscribed the lease agreement amended by this agreement, subscribed the eighteen (18) of December of two thousand eight (2008).-----

----- **SEVENTH: SEPARABILITY.** IF any clause or section of this agreement results null or invalid by a court of law or administrative agency with jurisdiction and competence to it, such declaration will not affect the other clauses of this agreement, which will remain firm and binding to the parties.-----

----- **EIGHT:** The parties mutually represent and acknowledge that the person signing this agreement in their representation has the power and legal authority to bind them. They also acknowledge that this agreement constitute a valid and binding obligation to both parties.-----

----- **NINTH:** This document includes the total agreement between the parties in relation to the object of the same and replaces any other agreement, verbal or written contract between the parties.

None of the parties has done or committed in promises, agreements, guarantees or declarations not

established in this document. This agreement cannot be changed, modified or amended, except through a written document and signed by the parties. This document replaces any preceding agreement between the parties in relation to the object of the same.-----

----- **BOTH PARTIES SO AGREE**, in Bayamon, Puerto Rico, today, four (4) of May of two thousand twelve (2012).-----

Lessor

Lessee

ELITE MANAGEMENT CORP.
Represented by:

BRENDA GONZALEZ FLORES

ANGEL DE LEON RIVERA