

FIRST AMENDMENT TO COMMERCIAL SUBLEASE

This First Amendment to a certain Commercial Sublease ("First Amendment"), effective February 1, 2020 (the "Effective Date") by and between INTERNATIONAL CAPITAL AND MANAGEMENT COMPANY, LLC, a Virgin Islands limited liability company (the "Landlord"), and the VIRGIN ISLANDS HOUSING FINANCE AUTHORITY, an autonomous instrumentality of the Government of the United States Virgin Islands (the "Tenant"), to-wit:

WHEREAS the parties entered into a certain Commercial Sublease dated February 1, 2020 ("original Lease"), providing Tenant with a tenancy in approximately 5,613 square feet of commercial office space in Landlord's three-story commercial office building known as Beltjen II, located at 31ab Estate Taarnebjerg, St. Thomas, Virgin Islands (the "Premises"); and

WHEREAS the Buyer requires additional time to obtain necessary insurance and make arrangements prior to moving into the Premises; and

WHEREAS the parties desire to adjust the Commencement Date and term of the Lease accordingly;

NOW THEREFORE, for good and adequate consideration, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

1. The first sentence of Paragraph 2 of the original Lease shall be deleted, and the following language substituted in lieu thereof:

TERM: The Basic Term hereof shall be two (2) years following the Commencement Date, which is defined herein as March 1, 2020, and terminating February 28, 2022, unless sooner terminated or surrendered as provided in this Lease.

2. The first sentence of Paragraph 3 of the original Lease shall be deleted, and the following language substituted in lieu thereof:

RENT: The Tenant covenants and agrees to pay unto the Landlord for rent of said premises during the term annual rent of Two Hundred Eight Thousand Six Hundred Fifty Dollars (\$280,650.00) during each year of the Term, payable in successive equal monthly installments of \$23,387.50 each on the first day of each month in advance during the Term commencing on March 1, 2020, time being of the essence.

3. To the extent not modified herein, all remaining terms of the original Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date aforesaid:

International Capital and Management Company, LLC ("Landlord")

By: 
Primo Beadling

Virgin Islands Housing Finance Authority ("Tenant")

By: 
Daryl Griffith, Executive Director

BELTJEN 2nd Floor – furniture/fixture assets

Count	Furniture/fixture assets
2	Bookcase short
4	Chairs - arm chairs
39	Chairs - desk/task chairs
6	Chairs - office accent
4	Chairs - task chairs high w/o wheels
1	Coffee table
2	Cork boards wall mounted
2	Credenzas
2	Desk station, L-shape brown
1	Desk station unit, non-rising
30	Desk station units, rising
3	Filing cabinets
8	Filing drawers
1	Keurig Coffee maker
1	Lamp
1	Large garbage bin (breakroom)
1	Microwave
15	Pictures - framed and mounted
3	Plants – silk plants
1	Refrigerator
2	Rugs - floor rugs large
4	Seating - sectional units
2	Table - conference accent table, small, round
4	Table - conference rectangular with ports
1	Table - conference room ends
2	Table - square
1	Table – task table, high angular, white
1	Toaster
1	Water dispenser
3	White board, rolling trapezoid
4	White board, rolling, nesting
6	White board, wall mounted, large
49	Trash bins
1	Dishwasher unit
9	Tall glasses
7	Short glasses
14	Ceramic mugs
4	Ceramic plates
1 set	Flatware 4 each .
1	Paper towel holder
1ea	Mounted AED/First Aid Kit

- 4 | Snack trays
- 50 | Monitor Arms attached to desk stations
- 5 | 3-tier heavy-duty storage shelves