

FIRST AMENDMENT TO LEASE

This **First Amendment** to the Lease (the "Amendment") is entered into on this 6th day of July 2023 and between ATC Square, LLC, a California limited liability company, as lessor, Nikolay's Barbershop, Nikolay Grishchenko lessee with respect to that certain shopping center lease – NNN (the "Lease") dated June 8, 2020, and is hereby made as integral part of thereof. Lessor and Lessee entered the lease for certain Premises known as 1428 E. East Grand Ave. Arroyo Grande, California, (the "Original Premises") as more particularly described in Lease.

**NOW THEREFORE**, in consideration of the Premises, the parties hereto agree that the lease is hereby amended as follows:

AMENDMENT

- 1. Lessor and Lessee entered the Lease for certain Premises known at 1428 E. Grand Ave. Arroyo Grande, CA, (the "Original Premises") as more particularly described in the lease.
- 2. Lessor and Lessee in the interest of both parties, and for valuable consideration the sufficiency of which is hereby acknowledged, to the extent the lease for three (3 ) year (s) commencing August 1, 2023 expiring on July 31, 2026 and;
- 3. The minimum monthly rent for the Premises at the commencement of the lease renewal new term shall be \$.1.86 per Square Foot. 3% increase at options. Granting one more option in 2026

Gross Lease Terms: 1.86 per square foot Monthly rent: \$1,298.00

- 4. All remaining terms and provisions of the Lease shall remain unchanged and in full force and effect.

GENERAL TERMS AND CONDITIONS

- 1. All capitalized terms not defined herein shall have the same meaning set forth in the Lease.
- 2. In the event of any conflict between the terms of this Amendment and the terms of the Lease, the term of this Amendment shall control.
- 3. This Amendment is the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous oral and written agreements and discussions.

AGREED THIS July DAY OF 6<sup>TH</sup> 2023

"LESSOR"

ATC SQUARE, LLC  
A California limited liability company  
Tracy Liskey Del Rio, Member

PO Box 42 Arroyo Grande, CA 93421

Signature: Tracy Liskey Del Rio Date: 7/6/2023

"LESSOR"

Nikolay's Barbershop  
Nikolay Grishchenko  
1428 E. Grand Ave.

Arroyo Grande, CA 93420

Signature: Nikolay Grishchenko Date: 7/18/2023