

**ADDITIONAL LESSEE RESPONSIBILITIES SPECIFIC TO PREMISES FOR  
COMMERCIAL LEASE AGREEMENT**

Dated: July 31,

2019

By and Between:

(Lessor): ATC SQUARE LLC, a California limited liability company

(Lessee): Gines Pangia, single woman, doing business as "Senna Insurance Services"

Address of Premises: 1404 E. Grand Avenue, Arroyo Grande, California 93420

**ADDITIONAL LESSEE RESPONSIBILITIES SPECIFIC TO PREMISES**

1. Lessee shall be solely responsible for the following:

a. Signage: New channel lettering with LED lighting [Subject to approvals in Lease].

Hours of operation: 8am-to 5pm : M-F

d. No storing anything in alley way behind Premises, Building or Project.

e. Lessee shall keep trash dumpster lids closed and surrounding areas in a neat and clean condition.

f. HVAC maintenance of filter changes included in NNN. ~~Repair and replacement at tenant's expense.~~

The parties hereto have executed these Additional Lessee Responsibilities Specific to Premises at the place and on the dates specified above their respective signatures.

Executed at: Arroyo Grande, California

On: 7-31-19

Executed at: Arroyo Grande, California

On: 07-31-2019

**By LESSOR:**

ATC SQUARE LLC, a California limited liability company

By: 

Name Printed: Tracy Liskey-Del Rio

Title: Manager

**By LESSEE:**

Gines Pangia

Db a Senna Insurance Services

By: 

Name Printed. GINES PANGIA

Title: Owner

RENT ADJUSTMENT(S)  
COMMERICAL LEASE ADDENDUM

Dated: 7-31-19

By and Between:  
(Lessor): ATC SQUARE LLC, a California limited liability company

(Lessee): Gines Pangia, a single woman, doing business as "Senna Insurance Services"

Address of Premises: 1404 E. Grand Avenue, Arroyo Grande, California 93420

A. RENT ADJUSTMENTS:

The monthly rent for each month of the adjustment period(s) specified below shall be increased using the method(s) indicated below:

I. Fixed Rental Adjustment(s):

The Base Rent shall be increased to the following amounts on the dates set forth below:

On:	The New Base Rent shall be:
<u>August 2023</u>	1307 (calculated at \$1.00 psf based upon approximately 1,307 sf) per month
<u>August 2027</u> <i>options (2) 4 yr.</i>	1346.21 (calculated at \$1.03 psf based upon approximately 1,307 sf) per month

Executed at: Arroyo Grande, California

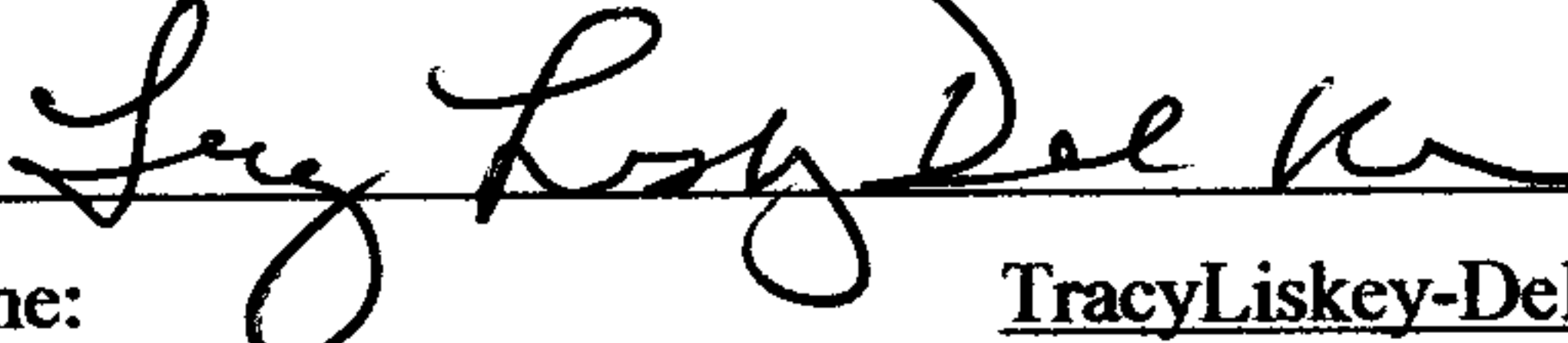
Executed at: Arroyo Grande, California

On: 7-31-19

On: 7-31-19


By LESSOR:

ATC SQUARE LLC, a California limited liability company

By:   
Name: Tracy Liskey-Del Rio

Title: Manager

By LESSEE: Senna Ins. Services

By:   
Name Printed: Gines Pangia

Title: Owner

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Title: Owner

  
INITIALS

  
INITIALS