

FIRST AMENDMENT TO LEASE

This **First Amendment** to the Lease (the "Amendment") is entered into on this 4<sup>th</sup> day of December 2023 by and between ATC Square, LLC, a California limited liability company, as lessor, and Qiang Zhang and Xiaofei Yu, husband and wife, doing business as Sunny House Foot Spa, lessee with respect to that certain shopping center lease – NNN (the "Lease") dated January 1, 2019, and is hereby made as integral part of thereof. Lessor and Lessee entered the lease for certain Premises known as 1480 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 1480 E. Grand Ave. Arroyo Grande, CA, (the "Original Premises") as more particularly described in the lease.
- 2. The minimum monthly rent for the Premises at the commencement of the lease renewal new term shall be \$1.53 per Square Foot for 5 years, with two (2) 5 (five) year term options. Rental increases at future options 3%. The current term expires January 1, 2029.

Lease Term years:	1.53 per square foot	Monthly rent: \$1834.00
NNN Expenses:	.45 per square foot.	<u>\$ 539.00</u>
		Due monthly \$2373.00

- 3. 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 4 DAY OF December 2023

"LESSOR" ATC SQUARE, LLC

Tracy Liskey Del Rio, Member [Signature]

Date: 12/4/2023

"LESSEE"

Sunny House Foot Spa

Qiang Zhang, Owner Qiang Zhang

Date 12/4/2023

Xiaofei Yu, Owner Xiaofei Yu

Date 12/4/2023