

FIRST AMENDMENT TO LEASE AGREEMENT

Whereas **Arroyo Town & Country Square, LLC**, hereafter known as **Landlord**, and **Debra Rettig-Gallant, Franchisee – HR Block, HR Block** as **Tenant**, hereafter known as Tenant, entered into a Lease Agreement dated August 22, 2011, at the Premises known as

1460 East Grand Avenue, Arroyo Grande, California 93420, and

Whereas both Landlord and Tenant are motivated to extend this Lease Agreement, the following changes are hereby made:

Article 1.1 (h) Commencement Date. The Commencement Date of this lease extension shall be **January 1, 2022**.

Article 1.1 (n) Expiration Date. The term of the first extension shall be four years and eleven months, with the new termination date of **November 30, 2027**.

Article 1.1 (o) Minimum Rent for the first year of the extension period shall be at the annual rental of Thirty-One Thousand, Nine Hundred Twenty Dollars (\$31,920.00). Monthly Minimum Rent shall be Two Thousand, Six Hundred Sixty Dollars (**\$2,660.00**).

Monthly Minimum Rent shall increase on December 1st of each year by **Three Percent (3.0%)**

Article 1.1 (p) Tenant Share of Operating Costs. Commencing January 1, 2022, Tenant's share of Operating Costs shall be \$957.00/month (based on \$0.36 per square foot). Tenant acknowledges this amount is only an estimate, and will pay all pro-rated share of actual Operating Costs.

Exhibit C. Option to Renew. Provided Tenant is not in default in the performance of this lease, Tenant shall have the option to renew the lease for one additional term of Sixty (60) months, commencing December 1, 2027, and extending to November 30, 2032. All the terms and conditions of the lease shall apply during the renewal term except that the monthly rent shall be adjusted as outlined herein. The option shall be exercised by written notice given to Lessor not less than one hundred twenty (120) days prior to the expiration of this extension period. If notice is not given in the manner provided herein within the time specified, this option shall expire.

At the inception of the Option Term, Minimum Monthly Rent shall be renegotiated and agreed upon by both Landlord and Tenant. From that date, Minimum Monthly Rent shall adjust annually, with a Three Percent adjustment commencing November 1st of each subsequent lease year.

All other terms and conditions of the Lease Agreement shall remain in effect.

(Signatures on following page)

LANDLORD

Arroyo Town & Country Square, LLC

Tracy Liskey-Del Rio 1-7-2022
Managing Member date

TENANT

HR Block

Debra Rettig-Gallant 1-5-22
Owner date