

FIFTH AMENDMENT TO LEASE

This Fifth Amendment to the Lease (the "Amendment") is entered into on this 1st day of February 2024 by and between ATC Square, LLC, a California limited liability company, as lessor, Tam D. Ngo d.b.a. The Nail Depot ("Tenant"), lessee with respect to that certain shopping center lease (the "Lease") dated January 14, 2005 and is hereby made as integral part of thereof. Lessor and Lessee entered into the lease for certain Premises known as 1466 East Grand Ave. Suite A12 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 into the Lease for certain Premises known at 1466 E. Grand Ave. Suite A12, 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) years commencing February 1, 2024, and expiring on January 31, 2027 and;
3. The minimum monthly rent for the Premises at the commencement of the lease renewal new term shall be:

Lease Term 3 years: 2/1/24-1/31/2027	1.42 per square foot	Monthly rent: \$1278.00
NNN Expenses:	.45 per square foot.	<u>\$ 405.00</u>
		Due monthly \$1683.00
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 _____ DAY OF 02-01- 2024

"LESSOR"

"LESSEE"

ATC SQUARE, LLC

Tam D. Ngo

A California limited liability company

d.b.a The Nail Depot

By: Tracy Liskey Del Rio

By: Tam D. Ngo

Tracy Liskey- Del Rio

Tam D. Ngo

Managing Member