

FOURTH AMENDMENT TO LEASE

This Fourth Amendment to Lease ("Fourth Amendment") is made effective this 1st day of February, 2018, by and between ATC Square, LLC, a California limited liability company ("Landlord") and Tam Go d.b.a. Nail Depot ("Tenant"), for that certain premises known as 1466 Grand Ave. Arroyo Grande, California, (the "Premises"). Landlord's predecessors in interest and Tenant have previously entered into those certain [1] Standard Multi-Tenant shopping center lease – NNN dated January 14, 2005, [2] Second Amendment to Lease dated February 1, 2012 and [3] Third Amendment dated February 1, 2015 with an expiration date of January 31, 2018 (collectively the "Lease") all of which are incorporated herein by this reference. Tenant and Landlord desire to amend the Lease as more particularly described in this Fourth Amendment.

NOW THEREFORE, in consideration of the Premises, the parties hereto agree that the Lease is hereby extended and amended as follows:

AMENDMENT

1. **Term.** The term of the Lease for use of the Premises shall be month to month commencing February 1, 2018 ("Term").
2. **Minimum Monthly Rent.** The minimum monthly rent for the Premises at commencement of the Term shall be \$1,278.00 (1.42 PSF.) ("Minimum Monthly Rent")
3. **Monthly NNN.** Monthly NNN Expenses for the Premises at commencement of the Term shall be .36 PSF, totaling \$324 per month ("NNN").
4. **Total Minimum Rent and NNN.** Total Minimum Monthly Rent and NNN due on the first day of every month during the Term is **\$1,602.00.**
5. **Termination of Lease.** Landlord and Tenant agree to a minimum of 30 days' notice to terminate and vacate the Premises.
6. **No Exclusive Use.** There are no exclusive business use rights in favor of Tenant whether oral or written in the shopping center of which the Premises is a part.
7. **Continuing Lease Terms.** Except as set forth in this Fourth Amendment, 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 expired Lease.
2. In the event of any conflict between the terms of this Fourth Amendment and the terms of the Lease, the terms of this Fourth Amendment shall control.
3. This Fourth 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 01-31 DAY OF 2018 2018

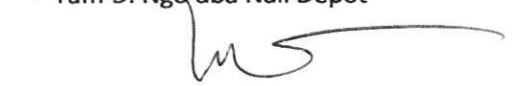
Landlord

ATC SQUARE, LLC
A California limited liability company

By: 
Its: Tracy Liskey-Del Rio
Managing Member

Tenant

Tam D. Ngo dba Nail Depot

By: 
Its: Tam D. Ngo
Owner

THIRD AMENDMENT TO LEASE

This **Third Amendment** to the Lease (the "Amendment") is entered into on this 1st day of February, 2015 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 – NNN (the "Lease") dated January 14, 2005 and is hereby made as integral part of thereof. Second Amendment February 1, 2012 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, 2015 and expiring on January 31, 2018 and;
3. The minimum monthly rent for the Premises at the commencement of the lease renewal new term shall be \$1.38 per Square Foot.

Lease Term 3 years: 2/1/15-1/31/18 1.38 per square foot Monthly rent: \$1242.00

NNN Expenses: .36 per square foot. \$ 324.00
Due monthly \$1566.00

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.

Signatures on separate page

AGREED THIS _____ DAY OF 01-30- 2015

"LESSOR"

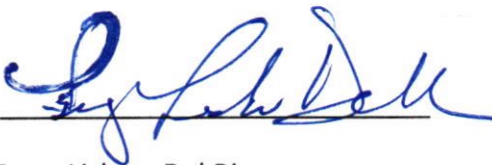
"LESSEE"

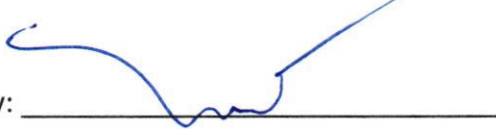
ATC SQUARE, LLC

Tam D. Ngo

A California limited liability company

d.b.a The Nail Depot

By: 

By: 

Tracy Liskey- Del Rio

Tam D. Ngo

Managing Member

SECOND AMENDMENT TO LEASE

This Second Amendment to Lease (the "Amendment") is entered into this 23rd day of January, 2012 by and between Arroyo Town & Country, LLC, a California limited liability company, as Lessor, Tam D. Ngo d.b.a. Nail Depot as Lessee, with respect to that certain Shopping Center Lease – NNN (the "Lease") dated January 14, 2005, First Amended January 17, 2007 and is hereby made as integral part of thereof:

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 as 1466 East Grande Ave., Suite A12, Arroyo Grande, California, (the "Original Premises") as more particularly described in the Lease.
2. Lessor and Lessee agree to extend the term of the Lease shall be for three (3) years commencing on February 1, 2012 and expiring on January 31, 2015 and;
3. The minimum monthly rent for the Premises at the commencement of the Premises new term shall be as follows per month and;

LEASE YEAR	\$ PER SQUARE FOOT	ANNUAL MINIMUM RENT	MONTHLY MINIMUM RENT
February 1, 2012 – January 31, 2013	\$1.34	\$14,657.76	\$1206.21
February 1, 2013 – January 31, 2014	CPI	CPI	CPI
February 1, 2013 – January 31, 2014	CPI	CPI	CPI

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

GENERAL TERMS AND CONDITIONS

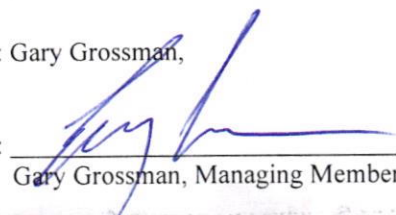
1. All capitalized terms not defined herein shall have the same meaning as set forth in the Lease.
2. In the event of any conflict between the terms of this Amendment and the terms of the Lease, the term of this Amendment shall control.
3. This Amendment is the entire agreement between the parties with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

AGREED this 31 day of JANUARY 2012.

"LESSOR"

Arroyo Town & Country, LLC
a California limited liability company

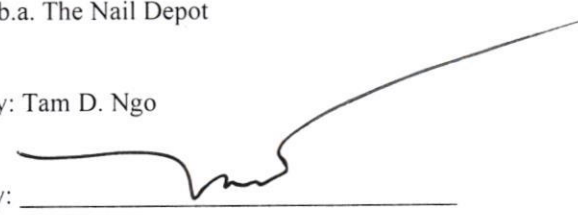
By: Gary Grossman,

By: 
Gary Grossman, Managing Member

"LESSEE"

Tam D Ngo
d.b.a. The Nail Depot

By: Tam D. Ngo

By: 
Tam D. Ngo

OK
ER

SECOND AMENDMENT TO LEASE

This second Amendment to Lease (the "Amendment") is entered into this 20th day of January, 2008 by and between Arroyo Town & Country, LLC, a California limited liability company, as Lessor, Tam D. Ngo d.b.a. Nail Depot as Lessee, with respect to that certain Shopping Center Lease – NNN (the "Lease") dated January 14, 2005 and First Amended on January 14th, 2007 and is hereby made as integral part of thereof:

DECLARATIONS

1. Lessor and Lessee entered into the Lease for certain Premises known as 1466 East Grande Ave., Suite A12, Arroyo Grande, California, (the "Original Premises") as more particularly described in the Lease.
2. The 1st option to renew the term of the Lease for the Premises was two (2) years commencing on February 1, 2007 and expiring on January 31, 2009.
3. Lessee and Lessor wish to Exercise 2nd Option to Extend Lease for three (3) years commencing on February 1, 2009 and expiring on January 31, 2012
4. Lessor wishes to defer the increase of the base rent for one (1) year with the terms of Lease pursuant to Paragraph 5.1 inclusive, to be increased annually beginning on February 1, 2010, of the Base Rent paid.

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

AMENDMENT

1. Lessor and Lessee agree to extend the term of the Lease shall be for three (3) years commencing on February 1, 2009 and expiring on January 31, 2012 and;
2. The minimum monthly rent for the Premises at the commencement of the Premises new term shall be as follows per month and;

LEASE YEAR	\$ PER SQUARE FOOT	ANNUAL MINIMUM RENT	MONTHLY MINIMUM RENT
February 1, 2010 – April 30, 2008	CPI	CPI	CPI

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 as 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 02 2009.

"LESSOR"

Arroyo Town & Country, LLC
a California limited liability company

By: Gary Grossman

By: _____

"LESSEE"

Tam D Ngo
d.b.a. The Nail Depot

By: Tam D. Ngo

By: _____

Tam D. Ngo

FIRST AMENDMENT TO LEASE

This First Amendment to Lease (the "Amendment") is entered into this 18th day of January , 2007 by and between Arroyo Town & Country, LLC, a California limited liability company, as Lessor, Tam D. Ngo d.b.a. Nail Depot as Lessee, with respect to that certain Shopping Center Lease – NNN (the "Lease") dated January 14, 2005 and is hereby made as integral part of thereof:

DECLARATIONS

1. Lessor and Lessee entered into the Lease for certain Premises known as 1466 East Grande Ave., Suite A12, Arroyo Grande, California, (the "Original Premises") as more particularly described in the Lease.
2. The initial term of the Lease for the Premises was two (2) year commencing February 1, 2005 and expiring on January 31, 2007.
3. Lessee and Lessor wish to Exercise 1st Option to Extend Lease from February 1, 2007 to January 31, 2009.
4. Lessor wishes to Execute the terms of Lease pursuant to Paragraph 5.1 inclusive, to be increased annually beginning on February 1, 2007, of the Base Rent paid.

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

AMENDMENT

1. Lessor and Lessee agree to extend the term of the Lease shall be for two (2) years commencing on February 1, 2007 and expiring on January 31, 2009 and;
2. The minimum monthly rent for the Premises at the commencement of the Premises new term shall be as follows per month and;

LEASE YEAR	\$ PER SQUARE FOOT	ANNUAL MINIMUM RENT	MONTHLY MINIMUM RENT
February 1, 2007 – January 31, 2008	\$1.34	\$14,657.76	\$1206.21
February 1, 2008 – January 31, 2009	CPI	CPI	CPI

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 as 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.

SIGNATURES ON A SEPARATE PAGE

AGREED this January day of 19th 2007.

"LESSOR"

Arroyo Town & Country, LLC
a California limited liability company

By: Gary Grossman

By: Eileen Dickey
Eileen Dickey, Agent for Landlord

"LESSEE"

Tam D Ngo
d.b.a. The Nail Depot

By: Tam D. Ngo

By: Tam D. Ngo
Tam D. Ngo