

First AMENDMENT TO LEASE

This First Amendment to the Lease (the "Amendment") is entered into on this 23rd day of June 2021 and between ATC Square, LLC, a California limited liability company, as lessor, Arroyo Grande Brazilian Jiu Jitsu, LLC, lessee with respect to that certain shopping center lease – NNN (the "Lease") dated February, 16, 2018 and is hereby made as integral part of thereof. Lessor and Lessee entered the lease for certain Premises known as 1420 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 1420 E. Grand Ave. 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 \$1.00 per Square Foot.

Lease Term 3 years: 7/1/2021-6/30/2024 1.00 per square foot Monthly rent: \$2817.00

NNN Expenses: .36 per square foot. \$ 1,014.12
Due monthly \$3831.12

- 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 _____ 2021

“LESSOR”

ATC SQUARE, LLC

A California limited liability company

Tracy Liskey Del Rio, Member

PO Box 42 Arroyo Grande, CA 93421

Date: _____

Arroyo Grande Jiu Jitsu, LLC

A California Limited Liability Company

Guarantors: Chris and Malory Lovato

1420 E. Grand Ave, Arroyo Grande, CA 93420

Date: _____

Chris Lavato

Mallory Lovato

AGREED THIS 28 DAY OF June 2021

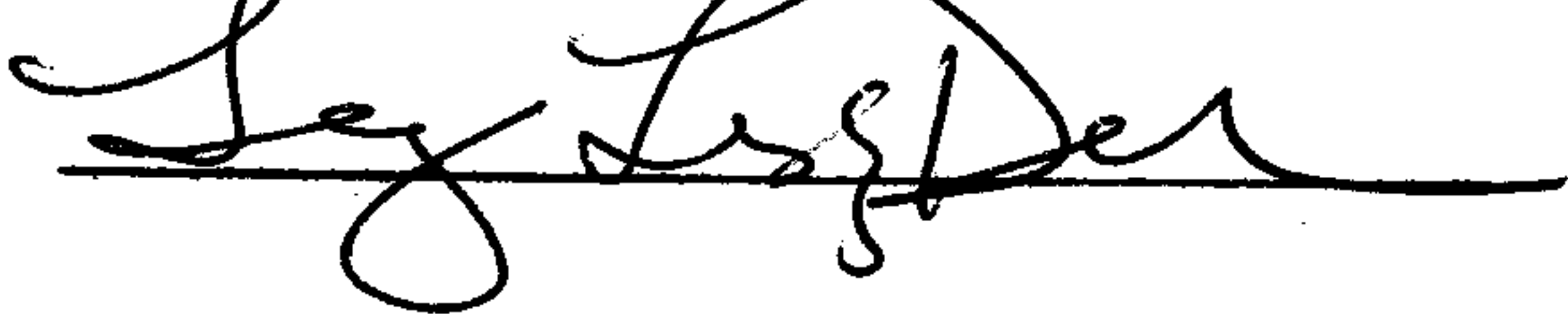
"LESSOR"

ATC SQUARE, LLC

A California limited liability company

Tracy Liskey Del Rio, Member

PO Box 42 Arroyo Grande, CA 93421



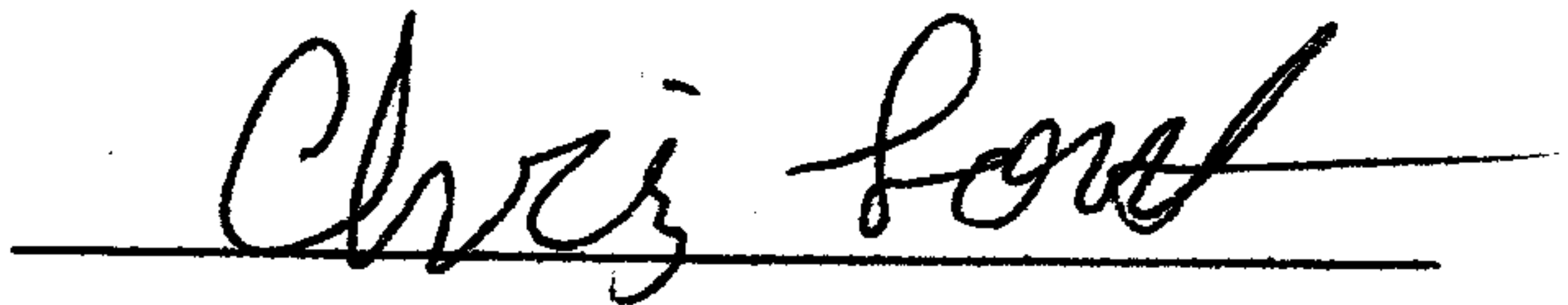
Date: _____

Arroyo Grande Jiu Jitsu, LLC

A California Limited Liability Company

Guarantors: Chris and Malory Lovato

1420 E. Grand Ave, Arroyo Grande, CA 93420



Date: 6/28/21

Chris Lavato



Mallory Lovato