

SECOND AMENDMENT TO LEASE

This Second Amendment to the Lease (the "Amendment") is entered into on this 8th day of July 2024 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 an integral part of thereof. Lessor and Lessee entered the lease for certain Premises known as 1420 E. 1st 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. The minimum monthly rent for the Premises at the commencement of the lease option renewal new term shall be a 3% increase to \$1.03 per Square Foot, a \$85.00 a month increase. Lessee has two (2) additional 3-year lease options.
Lease Term 3 years: 7/1/2024-6/30/2027 1.03 per square foot Monthly rent: \$ 2900
NNN Expenses: .45 per square foot \$ 1268
Due monthly \$4168.00
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 29 DAY OF July 2024

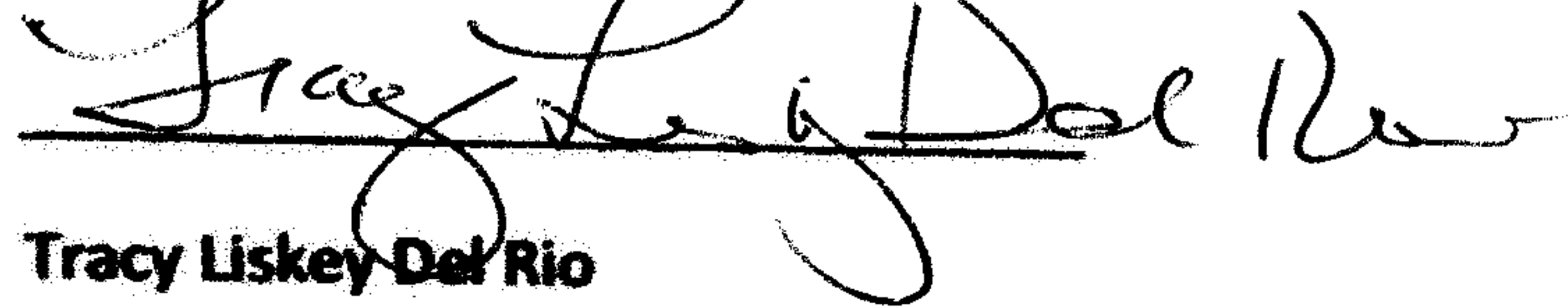
"LESSOR"

ATC SQUARE, LLC

A California limited liability company

Tracy Liskey Del Rio, Member

PO Box 42 Arroyo Grande, CA 93421



Tracy Liskey Del Rio

Date: 7-30-2024

Arroyo Grande Jiu Jitsu, LLC

A California Limited Liability Company.

Guarantors: Chris and Mallory Lovato

1420 E. Grand Ave. Arroyo Grande, CA 93420

Chris Lovato

Mallory Lovato

Date: 7-29-24

SECOND AMENDMENT TO LEASE

This Second Amendment to the Lease (the “Amendment”) is entered into on this 8thrd day of July 2024 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. The minimum monthly rent for the Premises at the commencement of the lease option renewal new term shall be a 3% increase to \$1.03 per Square Foot, a \$85.00 a month increase. Lessee has two (2) additional 3-year lease options.

Lease Term 3 years: 7/1/2024-6/30/2027 1.03 per square foot Monthly rent: \$ 2900

NNN Expenses:	.45 per square foot.	<u>\$ 1268</u>
		Due monthly \$4168.00

- 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 _____ DAY OF _____ 2024

"LESSOR"

ATC SQUARE, LLC

A California limited liability company

Tracy Liskey Del Rio, Member

PO Box 42 Arroyo Grande, CA 93421

Tracy Liskey Del Rio

Date: _____

Arroyo Grande Jiu Jitsu, LLC

A California Limited Liability Company.

Guarantors: Chris and Mallory Lavato

1420 E. Grand Ave. Arroyo Grande, CA 93420

Chris Lavato

Mallory Lavato

Date: _____