

PIER LESS GROUP PARTNERS
434 Greenwich Street (1st Floor)
New York, NY 10013

December 21, 2023

Markus Kiersztan
MP CREATIVE INC.
434 Greenwich Street (1R)
New York, NY 10013

RE: Extension to the Lease Agreement for 434 Greenwich Street (1R)

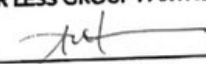
Dear Markus:

This Extension Letter Agreement makes reference to specific obligations under the Lease Agreement and Rider (collectively, the "Lease"), dated as of December 19, 2019, and extended by letter agreement dated January 30, 2023, by and between PIER LESS GROUP PARTNERS ("Landlord") and MP CREATIVE INC. and Markus KIERSZTAN (collectively, "Tenant") for the office space at 434 Greenwich Street (1R), entrance at 49 Vestry Street, NYC 10013 (the "Premises").

This Extension Letter Agreement serves to formally extend the Lease as set forth below. For good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Lease identified above and made a part hereof, is hereby modified as follows:

1. The Lease between Landlord and Tenant is hereby extended for a period of one (1)-year, commencing February 1, 2024, and ending January 31, 2025 (the "Renewal Term"), at the new Rent of \$84,000 annually and payable to Landlord monthly in the amount of Seven Thousand Dollars (\$7,000) on the first (1st) day of each month during the Renewal Term.
2. All other terms and conditions of the Lease remain unchanged and in full force and effect for the above Renewal Term.

PIER LESS GROUP PARTNERS

By: 
Andrew Jonas Sanders, Esq.
Attorney for Landlord

Date: 01/22/2024

MP CREATIVE INC.

By: 
Markus KIERSZTAN, CEO

Date: 01/18/2024


Markus KIERSZTAN

Date: 01/18/2024