SECOND AMENDMENT TO LEASE

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

AMENDMENT

LOSSON and Losson emberred the Lease for certain Premises Income at 1420 c. c.	· ·	
Premises") as more particularly described in the lease.	Arroyo Grande, CA, (the "Origi	nal
		N PORE

2	The minimum monthly rent for the Premises at the commencement of the L
	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 NNN Expenses:

Monthly rent: \$ 2900

.45 per square foot.

<u>\$1268</u>

Due monthly \$4168.00

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

GENERAL TERMS AND CONDITIONS

- All capitalized terms not defined herein shall have the same meaning set forth in the Lease.
- 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.
- 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

AGREED THIS 29 D	AY OF		
"LESSOR"			
ATC SQUARE, LLC	Arroyo Grande Jiu Jitsu, LLC		
A California limited liability company	A California Limited Liability Company. Guarantors: Chris and Mallory Lavato		
Tracy Liskey Del Rio, Member			
PO Box A2 Arroyo Grande, CA 93421	1420 E. Grand Ave. Appyo Grande, CA 93420		
Strong Landolla	Chris Wato		
Tracy Liskey Del Rio	Mallory Wyato (LLLL) / JZ		
Date: 7-30-2024	Date: 7-21-24		

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

- 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.
- 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

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

GENERAL TERMS AND CONDITIONS

- All capitalized terms not defined herein shall have the same meaning set forth in the Lease.
- 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.
- 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 IHIS	DAY OF	2024		
"LESSOR"				
ATC SQUARE, LLC	Arroyo Grande Jiu Jitsu, LLC			
A California limited liability company	A California Limited Liability Company.			
Tracy Liskey Del Rio, Member	Guarantors: Chris	Guarantors: Chris and Mallory Lavato		
PO Box 42 Arroyo Grande, CA 93421	1420 E. Grand Ave. Arroyo Grande, CA 93420			
	Chris Lavato			
Tracy Liskey Del Rio	Mallory Lavato			
Date:	Date:	Date:		