

## FIRST AMENDMENT TO COMMERCIAL RENTAL AGREEMENT

Whereas **Arroyo Town & Country Square, LLC**, hereafter known as Lessor, and **Sang Woo Lee and Young A. Lee, husband and wife, dba Sunbrite Cleaners**, hereafter known as Lessee, entered into a Commercial Rental Agreement dated September 14, 2020, at the Premises known as

**1468 East Grand Avenue, Arroyo Grande, California 93420, and**

Whereas Lessee has been operating on a Month-to-Month status for the past two years, and

Whereas both Lessor and Lessee are motivated to extend this Lease Agreement, the following changes are hereby made:

**Article 1.3 Term.** The current Month-to-Month status shall continue to and terminate on May 31, 2022. The Extension Term shall be Five (5) years, commencing June 1, 2022, and expiring May 31, 2027.

**Article 1.5 Base Rent.** Base Rent for the first year of the Extension Term shall be One Thousand, Nine Hundred Twenty Dollars (\$1,920.00).

Base rent shall increase on June 1<sup>st</sup> of each year by **Three Percent (3.0%)**

**Article 1.6. Lessee's Share of Common Area Operating Expenses.** Commencing June 1, 2022, Tenant's share of Operating Costs shall be Seven Hundred Sixteen Dollars (\$716.00/month, based on \$0.406 per square foot). Tenant acknowledges this amount is only an estimate, and will pay all pro-rated share of Actual Operating Expenses, as detailed in Article 4.2 (d).

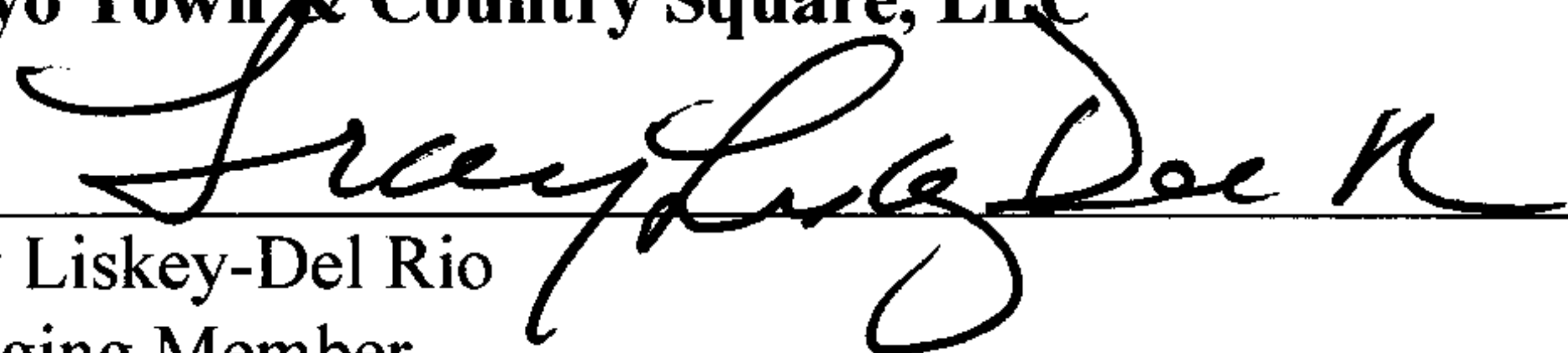
**Article 13.4 Late Charges.** If any Rent shall not be received by Lessor within five (5) days after each amount shall be due, then, without any requirement for notice to Lessee, Lessee shall immediately pay to Lessor a one-time late charge equal to fifteen percent (15.0%) of each such overdue amount.

**All other terms and conditions of the Commercial Rental Agreement shall remain in effect.**

LESSOR

**Arroyo Town & Country Square, LLC**

Tracy Liskey-Del Rio  
Managing Member

 3-17-2022  
date

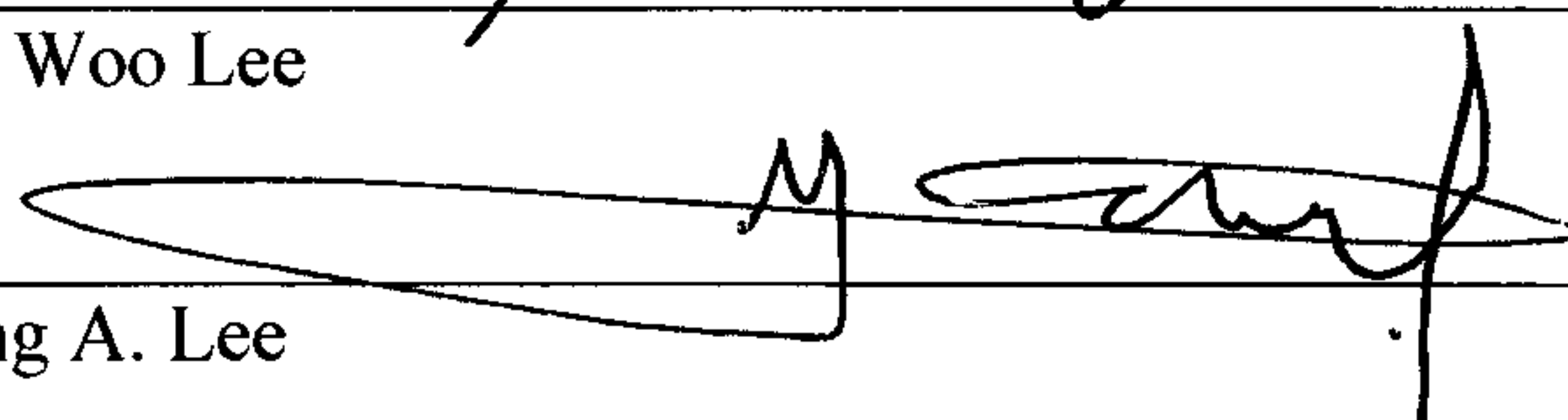
LESSEE

**Sunbrite Cleaners**

Sang Woo Lee

 3/15/22  
date

Young A. Lee

 3/15/22  
date