

FIRST AMENDMENT TO LEASE

This **First Amendment** to the Lease (the "Amendment") is entered into on this 31<sup>st</sup> day of August 2023, between ATC Square, LLC, a California limited liability company, as lessor, and Francisco's Country Kitchen, INC. and Lease Guarantors, Francisco Garcia, and Juana Nunez. Francisco's Country Kitchen, lessee with respect to that certain shopping center lease – NNN (the "Lease") dated February 9, 2018, and is hereby made as integral part of thereof. Lessor and Lessee entered the lease for certain Premises known as 1488 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 1488 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 extend the lease for five (5 ) year (s) commencing September 1, 2023 and expiring on August 31, 2028. Lessor and Lessee agree to one additional option in 2028.
- 3. The minimum monthly rent for the Premises at the commencement of the lease renewal new term shall be \$.1.19 per Square Foot.

Lease Term years:	1.19 per square foot	Monthly rent: \$2071.79
NNN Expenses:	.45per square foot.	\$ 783.45
Organics trash billing	(South County Sanitation)	\$43.71

Due monthly \$2898.55

- 4. The parties agree to continue the current rate of \$1.19 Per square foot for the first two years of the new five-year term. September 1, 2025, price per square foot will increase 5%.
- 5. 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  
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AGREED THIS 8 DAY OF 28 2023

"LESSOR"

ATC SQUARE, LLC

A California limited liability company

Tracy Liskey Del Rio, Member

PO Box 42 Arroyo Grande, CA 93421

Date: 8/24/2023

Francisco's Country Kitchen, INC

1488 E. Grand Ave, Arroyo Grande, CA 93420

Date: 8-28-23

Guarantor, Francisco Garcia

Date: 8/28/23

Guarantor, Juana Nunez