

**EXHIBIT "B"**

**SUPPLEMENTAL NOTICE**


Re: Lease dated as of July 3, 2023, by and between 205 20th Street North MT, LLC as Landlord, and JOHIN'NA LLC d/b/a JOHIN'NA as Tenant, as the same may have been modified from time to time (the "Lease"), for that certain premises located at 205 20th St N, Birmingham, AL 35203, as more particularly described in the Lease.

Landlord and Tenant hereby acknowledge and agree that:

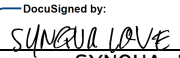
1. The Lease Commencement Date is the 6th day of November, 2023 and the Rent Commencement Date is the 6th day of May, 2024.
2. The expiration date of the Term is the 6th day of November 20 29, subject however to the terms and provisions of the Lease.
3. Terms denoted herein by initial capitalization shall have the meanings ascribed thereto in the Lease.
4. All other terms and conditions of the Lease Agreement are hereby ratified and acknowledged to be unchanged.

Acknowledged and agreed this 3rd day of November, 2023.

LANDLORD: 205 20th Street North MT, LLC

By:   
Name: Hunter Renfroe  
Title: Authorized Signatory

TENANT: JOHIN'NA LLC d/b/a JOHIN'NA

By:   
Name: SYNEQUA LOVE  
Title: Partner

- Landlord to adjust 2nd Avenue doors by 11/30/2023 so that they don't make contact when closed.
- Landlord to remove furniture and any other remaining items from Premises.
- Landlord to provide keys to all existing premise doors and a code to access control system.
- Landlord to replace damaged ceiling panel in atrium.
- Landlord to provide additional Tenant Improvement Allowance equivalent to the cost of the ducted vent necessary to connect the outside of the building with the Premises as part of a natural gas fuel hood venting system. Landlord to be responsible for the cost of up to a 22" OD (18" ID) vent for a 12' hood.
- Landlord to stub water line with valve to below the tenant space in the area where the Tenant has indicated the kitchen will be located and to near the center of the atrium.