

EXHIBIT B
COMMENCEMENT DATE CERTIFICATE

With respect to that certain lease ("Lease") dated April 18, 2019, between YOO'S PLACE, INC., a California corporation ("Customer"), and POLE USA INVESTMENT ONE LLC, California limited liability company (collectively, "Service Provider"), acting by and through Sperry Commercial, Inc. (as "Agent" for Service Provider), whereby Service Provider leased to Customer and Customer leased from Service Provider approximately 1,935 rentable square feet of Floor Area known as Space in that certain commercial development commonly known as Jamboree Promenade ("Premises"), Customer hereby acknowledges and certifies to Service Provider as follows:

1. Service Provider delivered possession of the Premises to Customer in accordance with the terms of the Lease on May 15, 2019 ("Turnover Date").
2. The Lease commenced on May 1, 2019 ("Commencement Date").
3. The original term of the Lease is for One Hundred Twenty (120) months with an expiration date of April 30, 2029.
4. The Premises contains 1,935 rentable square feet of Floor Area.
5. Customer has accepted and is currently in possession of the Premises and the Premises are acceptable for Customer's use.
6. Rent is \$7,740.00 plus NNN/CAM's. Customer's obligation to pay Rent commenced (or will commence) on December 1, 2019.
7. The amount of the Security Deposit, if any, paid by Customer to Service Provider is \$14,300.00. In addition, Tenant paid Prepaid Rent for the First Month's Rent in the amount of \$7,740.00 plus NNN/CAM Charges of \$2,863.80. Total amount of \$24,903.80 received on May 15, 2019.
8. The Rent adjustments set forth in the Lease (including during option periods, if any) occur on the following dates:

Dates	**Monthly Base Rent	**Annual Base Rent
Months 1-6 (May 1, 2019 – October 31, 2019)	*\$0.00 [\$7,740.00 per month abated per below]	*\$92,880.00
Months 7-12 (November 1, 2019 – April 30, 2020)	\$7,740.00	\$92,880.00
Months 13-24 (May 1, 2020 – April 30, 2021)	\$7,740.00	\$92,880.00
Months 25 -36 (May 1, 2021 – April 30, 2022)	\$7,740.00	\$92,880.00
Months 37-48 (May 1, 2022 – April 30, 2023)	\$7,972.20	\$95,666.40
Months 49-60 (May 1, 2023 – April 30, 2024)	\$8,211.37	\$98,536.39
Months 61-72 (May 1, 2024 – April 30, 2025)	\$8,457.71	\$101,492.48
Months 73-84 (May 1, 2025 – April 30, 2026)	\$8,711.44	\$104,537.26
Months 85-96 (May 1, 2026 – April 30, 2027)	\$8,972.78	\$107,673.38
Months 97-108 (May 1, 2027 – April 30, 2028)	\$9,241.96	\$110,903.58
Months 109-120 (May 1, 2028 – April 30, 2029)	\$9,519.22	\$114,230.68

9. The Customer's designated representative for Service Provider or its property manager to contact in the event of emergencies at the Project or Premises is (please name, address, phone number and facsimile number): _____.

10. Customer knows of no event which would constitute a default under the terms of the Lease by either the Customer or Service Provider.

11. Service Provider has satisfied all commitments, if any, made to induce Customer to enter into the Lease, and to the best of Customer's knowledge, is not in any respect in default in the performance by Service Provider of its obligations under the Lease.

12. Except as specifically provided in the Lease, no representation, warranty, or other agreement whatsoever has been made to Customer, its agents, representatives or other party acting for or on behalf of Customer, by Service Provider, its agents, representatives, or other party acting for or on behalf of Service Provider, in connection with the Lease, the Project, the Premises or otherwise, including, without limitation, any representation, warranty or other agreement concerning prospective Customers for the Project, gross sales

N.Y.

(or other planned income) which Customer should expect to realize from the Premises, exclusivity rights, rights of first refusal or offer for other premises within the Project, or other representations, warranties or agreements, express or implied, which would induce Customer to execute the Lease or lease the Premises.

This Commencement Date Certificate is executed this 20 day of May.

"Customer"

YOO'S PLACE, INC.
a California corporation

By: Nathan In Yoo
Name: Nathan In Yoo
Title: owner
Dated: 5/20/19

N-Y

RECEIVED

MAY 15 2019

BY: Jackie Momes

RECEIVED
MAY 15 2019
BY: Jackie Momes

EGGY, INC. 05/08/19 90-4164/1220 53

PAY TO THE ORDER OF Pole USA Investment one ,LLC \$24903.⁵⁰/100
Twenty Four Thousand Nine hundred Threecent⁸⁰/_{DOLLARS}

SHINHAN BANK AMERICA

MEMO Deposit and First month Nathan Jr. 0053

1220416460700000628413# 0053

N.Y