

AMENDMENT

Dated
June 6, 2014
to
Assumed Lease
Dated September 16, 2008

By & Between:

Landlord: SPP Properties, LLC
Tenant: Local Lounge, LLC
Property: 3536 NE MLK BLVD, Portland, OR

With regard to the above referenced document dated September 16, 2008 and the Assumption of Lease dated December 31, 2015, all terms and conditions set forth are hereby agreed to and accepted with the following supplement:

Revised Term:

The revised term shall commence October 1, 2019 and expire September 30, 2024. Tenant shall have the right to renew for an additional five year term at a mutually agreed upon rate based upon current market rates at the time of the renewal.

Revised Base Rent:

<u>Period</u>	<u>Monthly Base Rent *</u>
10/1/19-11/30/19	\$ No Base Rent
12/1/19-9/30/20	\$3,375.00 NNN
10/1/20-9/30/22	\$3,500.00 NNN
10/1/22-9/30/24	\$3,600.00 NNN

* Additional Rent, as described in Section 3d) of the Lease, is in addition to the Monthly Base Rent

Revised Lease Deposit:

Upon execution of the renewal, tenant shall pay an additional \$1,000.00 as a Lease Deposit. This increases the total amount on deposit to \$3,600.00.

All other terms and conditions of the Lease shall remain in effect.

AGREED & ACCEPTED:

Landlord:	SPP Properties, LLC	By: _____ Edward Shearer, Member Date: _____
Tenant:	Triple 3 Enterprises, LLC	By: _____ Date: _____

SPP Properties, LLC

529 SE Grand #306
Portland, OR 97214

Invoice

Date	Invoice #
8/1/2020	3920

Bill To
Locals Lounge C/O Rick Arriola 2114 NE 106th Ave Portland, OR 97220-3703

Description	Amount
Base Rent - free for 10/19 and 11/19	3,375.00
Pro-Rata Insurance	180.68
Pro-Rata Taxes	169.46
Pro-Rata Maintenance (est.)	110.00
Due Date: by 1st of Month, 5% late charge after the 10th.	
We appreciate your prompt payment.	
Total	
\$3,835.14	