

Lease. However, it is required you comply with all other terms of the Lease to assure that all required insurance is maintained, and that the Premises are monitored to remain secure, clean, and in good repair.

7. Conflicts and Non-Amended Provisions. In the event of any express conflict or inconsistency between the terms of the Lease and the terms of this Amendment, the terms of this Amendment shall control and govern. Except as may be modified herein, all other terms, covenants and conditions of the Lease are hereby ratified, reaffirmed and republished in their entirety and shall remain in full force and effect, including the duty of Tenant to pay all Additional Rent.

8. Duty of Strict Compliance. By execution hereof Tenant acknowledges that Landlord does and shall require strict compliance with all terms of the Lease, as amended herein, and Landlord is not in default under the Lease. Contemporaneously with the execution hereof Tenant shall pay past due Rent through March 2020.


9. Execution. Delivery of an executed copy of this agreement by facsimile, .pdf, email, docusign or similar electronic format shall be effective as delivery of a manually executed counterpart for all purposes.

10. Confidentiality. Unless required by Law, neither Landlord nor Tenant shall disclose the substance of this Amendment and Landlord and Tenant agree to treat all information relating to this Amendment as confidential. This obligation of confidentiality shall not apply to disclosures compelled by law, any order of a court of competent jurisdiction or by a lawful proper subpoena, in which event Landlord or Tenant, as applicable, shall immediately notify the other party of the circumstances purporting to require such disclosure and shall refrain from such disclosure for the maximum period of time allowed by law so that such other party may take such actions as it may deem appropriate to protect the confidential information being sought. Notwithstanding the foregoing, Tenant and Landlord shall be permitted to disclose, to the extent necessary, the substance of this Amendment to their respective legal representatives and accountants. Acknowledging a default under this provision is a material default under the Lease, and that the damages suffered by Landlord resulting from a default by Tenant of this provision may be difficult to calculate, in addition to all remedies of Landlord, any previously Abated Rent shall be deemed immediately due and payable, and there shall be no further abatement of Rent hereunder.

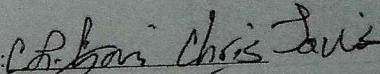
IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

Landlord:
BRANCH SANDHILL ASSOCIATES, LP,

By: Branch Sandhill GP, LLC,
Sole General Partner

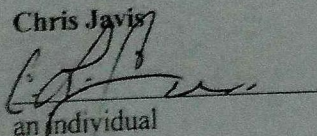
By: 
Terry M. Hampel
Manager

Tenant:
PINK BOW HAIR BOUTIQUE, LLC

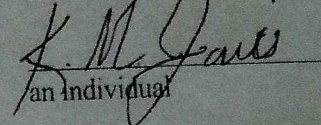
By: 
Its: Owner

Guarantor Ratification. By execution hereof Guarantor ratifies the terms of this Amendment and reaffirms the terms of the Guaranty, executed by Guarantor in conjunction with the Lease, through the Extended Term.

Guarantor:

Chris Jarvis

an individual

Kadenia M. Jarvis


an individual