

Drew Morris



ADDENDUM

Date: March 29, 2017

By and Between Chaim Nathan

(Lessor)

(Lessee) Infinite Agency, LLC; Kyle Cogan; Drew Morris

Address of Premises: 4308 Burns Ave., Los Angeles, California 90029

Paragraph 50 - 52

In the event of any conflict between the provisions of this Addendum and the printed provisions of the Lease, this Addendum shall control.

50. ~~AS-IS~~. Lessee shall accept delivery of the Premises in its then existing "AS-IS" condition with no representations or warranties except as expressly otherwise provided in the Lease. Lessee acknowledges that (i) Lessor shall have no obligation to improve or alter the Premises for the benefit of Lessee; (ii) Lessee's taking possession of the Premises shall constitute Lessee's formal acceptance of the same and acknowledgment that the Premises are in the condition called for under this Lease; and (iii) that, except as expressly otherwise provided in the Lease, neither Lessor nor any of Lessor's employees, agents, representatives, nor brokers has made any representation or warranty of any kind with respect to suitability thereof for Lessee's use or the conduct of Lessee's business. Lessee further acknowledges that the Building and Premises may not be ADA compliant. In the event that during the term of the Lease, any governmental entity requires: (i) any modification to the Premises as a result of Lessee's use or occupancy of the Premises, or (ii) any modification to the Building as a result of any of Lessee's work of improvement to the Premises, Lessee shall be responsible for the cost of such compliance.

51. ~~Utilities DWP~~. Lessee acknowledges that the 3rd Floor of the building is comprised of the Premises and is currently serviced by one DWP meter. Upon commencement of the Lease, Lessee shall transfer the DWP service into Lessee's name.

52. ~~Trash Removal Services~~. Trash removal services are the sole responsibility and expense of Lessee and Lessee agrees to contract directly with a trash removal provider.