

MEMO: ICON CDC



CASHIER'S CHECK

No. 7199517500

122-235
821

DATE: November 4, 2021

PAY FOURTEEN THOUSAND SIX HUNDRED AND SIXTY NINE DOLLARS AND 34 CENTS

TO THE
ORDER OF: 14553 DELANO LLC

\$14,669.34

Location: 7199 Long Beach CA
U.S. Bank, National Association
Minneapolis, MN 55480

NON NEGOTIABLE

AUTHORIZED SIGNATURE

OFFICE BUILDING LEASE

THIS LEASE made and executed this 1st of November, 2021, between 14553 Delano, LLC hereinafter designated the LESSOR, and Initiating Change In Our Neighborhoods Community Development Corporation hereinafter designated the LESSEE for and in consideration of the covenants hereinafter mentioned, the LESSOR leases to the LESSEE and the LESSEE hereby leases from the LESSOR the premises known as suite 212 (consisting of approximately 2540 rentable square feet) of Building at 14553 Delano Street, in the City of Van Nuys, State of California, to be used by said LESSEE as and for general office use, for the term of Three years and one month, commencing on 1st December 2021 and ending on 31st December, 2024. LESSEE shall provide no less than sixty (60) days prior written notice of its intention to extend or terminate the lease.

1. BASE RENT. The LESSEE agrees to pay the LESSOR as rent for said leased premises, in monthly installments of Four thousand six hundred and ninety nine dollars and no cents (\$4,699.00/-) for the period commencing 12/01/2021 to 11/30/2022, Four thousand eight hundred and thirty nine dollars and ninety seven cents(\$4,839.97/-) for the period commencing 12/01/2022 to 11/30/2023, and Four thousand nine hundred and seventy eight dollars and forty cents (\$4,978.40/-) for the period commencing 12/01/2023 to 12/31/2024. Each installment is payable in advance on the First day of each and every calendar month during there term hereof, commencing on the 1st of December 2021, in lawful money of the United States of America, which the LESSEE agrees to pay to the LESSOR without deduction or offset, prior notice or demand, at the office of the building or such place as the LESSOR may designate (any rents not collected by the 5th of the month may be considered late and subject to late charges). The first month's rent of Four thousand six hundred and ninety nine dollars and no cents (\$4,699.00) plus the security deposit amounting to a sum of nine thousand nine hundred and fifty six dollars and eighty cents (\$9,956.80) shall be paid upon execution of this lease, for a total move in amount of Fourteen thousand six hundred and fifty five dollars and eighty cents (\$14,655.80/-).

2. ASSIGNMENT. The LESSEE shall not transfer, assign, hypothecate or encumber this lease or any right or interest therein, nor subject the premises or any part thereof, nor permit the use of the leased premises except for Lessee's own purposes by any person or persons other than LESSEE, without in each case obtaining the prior written consent of LESSOR. Furthermore, this lease shall not, nor shall any interest therein, be assignable, as to the interest of LESSEE, by operation of law, without the written consent of LESSOR first had and obtained. Consent by LESSOR to one assignment, subletting, occupation or use by any other person, whether by operation of law or otherwise, shall not be deemed to be consent to any subsequent assignment, subletting, occupation or use by any other person. Any such assignment or subletting, whether by operation of law or otherwise, without such written consent first had and obtained shall be void, and shall, at the option of LESSOR, terminate this lease. If LESSOR shall consent to any assignment, subletting, or use by persons other than LESSEE, neither LESSEE or any assignee shall be relieved of any liability hereunder, and any such consent by LESSOR shall not operate as a waiver of the necessity for a consent to any subsequent assignment, subletting or use by persons other than LESSEE. LESSOR'S approval of any assignment or sublease of this lease will be withheld if the proposed rent is higher than the amount of rent that is stated in this lease or if the LESSEE is to receive as a condition of the assignment or sublease any bonus, key money or any other consideration for said assignment or sublease. LESSOR shall not unreasonably withhold LESSEE'S right to assign or sublet subject premises.

[Signature]

Initiating Change in Our Neighborhoods CDC

Balance Sheet

As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 U.S. Bank North Valley #5272	13,858.97
1020 US Bank-Other Grants#3584	24,323.87
1030 US Bank-General Fund#3576	41,171.94
1040 US Bank-BusinessSource SV #3568	9,597.86
Petty Cash-Acct.3568	0.00
Petty Cash-Acct.3576	0.00
Total Bank Accounts	\$88,952.64
Accounts Receivable	
1100 Accounts receivable	452,291.43
Total Accounts Receivable	\$452,291.43
Other Current Assets	
1050 Petty Cash	339.36
1200 Undeposited Funds	0.00
Prepaid Expenses	
Business Office	9,956.80
Health and Dental Insurance	5,339.87
Non-owned Vehicle	0.00
Worker's Compensation	0.00
Total Prepaid Expenses	15,296.67
Total Other Current Assets	\$15,636.03
Total Current Assets	\$556,880.10
Fixed Assets	
1745 Accumulated depreciation	-28,040.49
Property & equipment	
Computer Hardware	28,040.49
Total Property & equipment	28,040.49
Total Fixed Assets	\$0.00
Other Assets	
Payroll Clearing	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$556,880.10