

## LEASE RENEWAL AGREEMENT

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This Lease Renewal Agreement (this "Renewal") is made as of this 30 day of June, 2022, by and among/between:

**Landlord(s):** Chao Li, May H Huang ("Landlord")

**Tenant(s):** Ryan Smith, located at 116 Blaze, Irvine CA 92618 (collectively, "Tenant").

Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

WHEREAS, Landlord and Tenant entered into a lease agreement dated January 20, 2021, and any amendments thereto (the "Lease Agreement") for the rent and use of the property located at 116 Blaze Irvine, CA 92618; and

WHEREAS, the Lease Agreement will expire on July 31, 2022; and

WHEREAS, Landlord and Tenant now wish to extend the term of the Lease Agreement  
( ☐ pursuant to \_\_\_\_\_ [Section number] of the Lease Agreement).

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The term of the Lease Agreement is hereby extended from August 1, 2022 to July 31, 2023 (the "Extension Term").

2. The rent for the Extension Term shall (Check one) ☒ be \$3800 per month ☐ remain unchanged.

3. Security Deposit (Check one)

☐ Tenant shall pay an additional \_\_\_\_\_ as security deposit, in addition to amount previously paid under the Lease Agreement, within 2 days from the start of the Extension Term.

☒ Tenant shall NOT pay an additional security deposit.

4. Additional provisions: \_\_\_\_\_.

5. Except as expressly stated herein, the terms of this Renewal shall be effective as of the first date of the Extension Term.

6. Capitalized terms used herein but not otherwise defined shall have the meaning ascribed to them in the Lease Agreement.

7. Except as expressly modified herein, the Lease Agreement remains unchanged and in full force and effect.

8. This Renewal may be executed in one or more counterparts, each of which shall be deemed an original and all of which together, shall constitute one and the same document.

9. The terms of this Renewal shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of law provisions.

IN WITNESS WHEREOF, this Renewal has been executed and delivered as of the date first written above.

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**Landlord** Signature

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Chao Li  
**Landlord** Full Name

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**Landlord** Signature

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May H Huang  
**Tenant** Full Name

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**Tenant** Signature

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Ryan Smith  
**Tenant** Full Name