

LEASE AMENDMENT NO. 3

THIS LEASE AMENDMENT ("Amendment") is made this 15th day of January, 2025, between GREENFIELD PROPERTIES LLC, a Delaware limited liability company ("Landlord"), and WHEREAS, Landlord and Tenant entered into a lease agreement dated March 1, 2022 (the TECHCORP SOLUTIONS INC., a California corporation ("Tenant"). "Original Lease") for the premises located at 1250 Commerce Drive, Suite 400, San Francisco, WHEREAS, the parties desire to amend certain terms of the Original Lease as set forth herein; CA 94107; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. PAYMENT MODIFICATION - PERIOD 5

Section 3.2 of the Original Lease is hereby amended to modify the Base Rental Payment for Period 5 as follows:

DELETED: Base Rental Payment - Period 5: \$15,500.00 per month

ADDED: Base Rental Payment - Period 5: \$17,000.00 per month

Effective Date: March 1, 2026

Payment Due: First day of each month during Period 5

Late Fee: \$150.00 if payment is more than 5 days late

2. LEASE TERM EXTENSION

Section 2.1 of the Original Lease is hereby amended to extend the lease term:

DELETED: Lease Expiration Date: February 28, 2027

ADDED: Lease Expiration Date: February 28, 2028

The lease term is hereby extended by one (1) additional year.

3. NEW RENTAL PERIOD - PERIOD 6

A new rental period is hereby added to the Original Lease:

ADDED: Base Rental Payment - Period 6

Period: March 1, 2027 through February 28, 2028
Monthly Rent: \$10,000.00 per month
Payment Due: First day of each month
Late Fee: \$100.00 if payment is more than 5 days late
Annual Escalation: None

Total Annual Rent for Period 6: \$120,000.00

4. PAYMENT SCHEDULE SUMMARY

The amended payment schedule is as follows:

Period 1-4: As per Original Lease (unchanged)
Period 5: \$17,000.00/month (March 1, 2026 - February 28, 2027)
Period 6: \$10,000.00/month (March 1, 2027 - February 28, 2028)

5. ADDITIONAL TERMS

5.1 Security Deposit: An additional security deposit of \$5,000.00 shall be paid within 30 days of execution of this Amendment.

5.2 Utilities: Tenant shall continue to be responsible for all utilities during the extended term.

5.3 Maintenance: Property maintenance responsibilities remain as specified in the Original Lease.

6. RATIFICATION

Except as specifically modified herein, all other terms and conditions of the Original Lease shall remain in full force and effect. In the event of any conflict between the terms of this Amendment

7. BINDING EFFECT
and the Original Lease, the terms of this Amendment shall control.

This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. GOVERNING LAW

This Amendment shall be governed by and construed in accordance with the laws of the State of California.

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

LANDLORD:
GREENFIELD PROPERTIES LLC

By: _____

Name: Robert J. Mitchell

Title: Managing Member

Date: January 15, 2025

TENANT:
TECHCORP SOLUTIONS INC.

By: _____

Name: Sarah Chen

Title: Chief Executive Officer

Date: January 15, 2025

[illegible]

On January 15, 2025, before me personally appeared Robert J. Mitchell, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within I certify under PENALTY OF PERJURY under the laws of the State of California that the instrument and acknowledged to me that he executed the same in his authorized capacity, and foregoing paragraph is true and correct.

WITNESS my hand and official seal.

acted, executed the instrument.

Notary Public

[NOTARY SEAL]

[illegible]

On January 15, 2025, before me personally appeared Sarah Chen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and the foregoing paragraph is true and correct.

~~WITNESSE my hand and official seal~~

acted, executed the instrument.

Notary Public

[NOTARY SEAL]

--- END OF AMENDMENT ---