

THIRD AMENDMENT TO LEASE AGREEMENT

THIRD AMENDMENT TO LEASE AGREEMENT ("Third Amendment") between LUNA PARK HOUSING CORPORATION (the "Owner") and NEW YORK ASSOCIATION OF HOLOCAUST SURVIVORS, INC. (the "Tenant") dated January 30, 2025.

WHEREAS, Owner and Tenant entered into a Lease Agreement dated September 1, 2010 (the "Lease Agreement") for Room #1 at 2900 West 8th Street, Brooklyn, NY; and

WHEREAS, the term of the Lease Agreement expired on August 31, 2015; and

WHEREAS, Owner and Tenant entered into a FIRST AMENDMENT TO LEASE AGREEMENT dated September 1, 2015, which expired on August 31, 2019; and

WHEREAS, Owner and Tenant entered into a SECOND AMENDMENT TO LEASE AGREEMENT dated April 21, 2020, which expired on August 31, 2024; and

WHEREAS, Owner and Tenant wish to extend the term of the Lease Agreement on the terms and conditions set forth herein;

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Agreement. All terms of the Lease Agreement shall remain in full force and effect except as specifically provided herein.

2. Term. The term of the Lease Agreement shall be deemed extended for five (5) years, commencing on ~~September 1, 2024~~ February 1, 2025 and expiring on ~~August 31, 2029~~ January 31, 2030 (the "Extension Period").

3. Premises. The location of the leased premises (the "Premises") described in the Lease Agreement is hereby amended to read "**2896 West 8th Street, Room One, Brooklyn, New York 11224.**"

4. Rent. Rent for the first year of the Extension Period shall be \$1,000 per month, with a three (3%) percent increase each year for the remainder of the Extension Period, as follows:

<u>Year</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
1	\$12,000.00	\$1,000.00
2	\$12,360.00	\$1,030.00
3	\$12,730.80	\$1,060.90
4	\$13,112.76	\$1,092.73

5

\$13,506.12

\$1,125.51

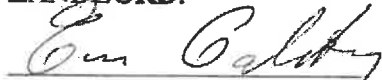
5. Extension Option. The Tenant shall have the right to extend the Lease Agreement upon the expiration of the current term for another five (5) years with an annual increase of three (3%) percent.

6. Guaranty. The terms of the guaranty executed by Pavel Vishnevetskiy shall remain in full force and effect and the guaranty shall be deemed to continue to apply to this Third Amendment.

7. Execution. This Third Amendment may be executed in counterparts which together shall constitute a single agreement. Electronic, facsimile or .PDF signatures on this Third Amendment shall be deemed an original.

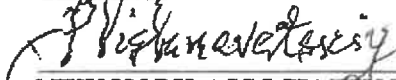
IN WITNESS WHEREOF, the undersigned have executed this Third Amendment as of the date first above written.

LANDLORD:




LUNA PARK HOUSING CORPORATION

TENANT:



NEW YORK ASSOCIATION OF HOLOCAUST SURVIVORS, INC

GUARANTOR:



Pavel Vishnevetskiy