

First Amendment to Lease Agreement
Between Luna Park Housing Corporation (Lessor)
And EKM Corp. (Lessee)

In consideration of the mutual commitments contained herein, the parties hereto hereby agree as follows:

1. Lease Extension The Lease Agreement entered into by the parties on September 20, 2020 (the Lease) is hereby amended for four years commencing December 1, 2022 and ending on November 30, 2026 at the following rent:

<u>Term</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
12/1/22-12/1/23	13,200.00	1,100.00
12/1/23-12/1/24	13,200.00	1,100.00
12/1/24-12/1/25	14,520.00	1,210.00
12/1/25-12/1/26	15,720.00	1,310.00

2. No Other Modifications Except as modified herein, the Terms and Conditions of the Lease (including all previous amendments) shall remain in full force and effect.

In witness whereof the parties hereto have executed this Agreement this ____ day of March, 2023.

Luna Park Housing Corporation

By  _____

EKM Corp.

By  _____