



1st **AMENDMENT TO LEASE**

THIS AMENDMENT TO LEASE is made and entered into as of May 19, 2023, by and between
Bj Gill Property LLC ("Lessor") and
Minh Dinh, as an individual ("Lessee").

WHEREAS, on or about April 29, 2022 a Lease was entered into by and between Lessor and Lessee
relating to certain real property commonly known as: 1216 W Shields Ave, Fresno, CA 93705
_____ (the "Premises"), and

WHEREAS, Lessor and Lessee ☐ have ☒ have not previously amended said Lease, and

WHEREAS, the Lessor and Lessee now desire to amend said Lease,

NOW, THEREFORE, for payment of TEN DOLLARS and other good and valuable consideration to Lessor, the receipt and sufficiency of which is hereby acknowledged, the parties mutually agree to make the following additions and modifications to the Lease:

☐ TERM: The Expiration Date is hereby ☐ advanced ☐ extended to _____.

☐ AGREED USE: The Agreed Use is hereby modified to: _____.

☐ BASE RENT ADJUSTMENT: Monthly Base Rent shall be as follows: _____.

☒ OTHER: The Parking referenced in Section 1.2(b) and Section 52 shall be stricken and replaced with:

Parking: many unreserved and 2 reserved vehicle parking spaces side by side in front of the building per Exhibit A (attached) at no additional cost. (See Paragraph 2.6)

This Amendment shall not be construed against the party preparing it, but shall be construed as if all Parties jointly prepared this Amendment and any uncertainty and ambiguity shall not be interpreted against any one party. Signatures to this Amendment accomplished by means of electronic signature or similar technology shall be legal and binding.

All other terms and conditions of the Agreement shall remain unchanged and shall continue in full force and effect except as specifically amended herein.

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ATL-1.02, Revised 10-22-2020

KW Commercial Central CA, 740 W Alluvial Ave #102 Fresno, CA 93711

Phone: 5593028698

Fax: 5594329324

Jared Ennis

1216 W Shields

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EXECUTED as of the day and year first above written.

By LESSOR:Bj Gill Property LLC

DocuSigned by:

By: Lakubir Gill 5/22/2023Name Printed: Lakubir GillTitle: Managing MemberPhone: (661) 900-7871

Fax: _____

Email: umcgill1117@gmail.com**By LESSEE:**Minh Dinh, as an individual

DocuSigned by:

By: Minh Dinh 5/22/2023Name Printed: Minh Dinh

Title: _____

Phone: (408) 680-6689

Fax: _____

Email: mindygiver@gmail.com**By:** _____

Name Printed: _____

Title: _____

Phone: _____

Fax: _____

Email: _____

By: _____

Name Printed: _____

Title: _____

Phone: _____

Fax: _____

Email: _____

Address: 13600 Providence Pl, Bakersfield, CA
93314

Federal ID No.: _____

Address: 1760 W Jensen Ave, Fresno, CA

Federal ID No.: _____

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