



1st **AMENDMENT TO LEASE**

THIS AMENDMENT TO LEASE is made and entered into as of August 18, 2023, by and between
DS Property Management, LLC ("Lessor") and
Martin Galvan, as an individual ("Lessee").

WHEREAS, on or about July 2, 2019 a Lease was entered into by and between Lessor and Lessee relating to certain real property commonly known as: 401 North E Street, Unit C-S, Madera, CA 93638 (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 September 30, 2028.

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

☒ BASE RENT ADJUSTMENT: Monthly Base Rent shall be as follows: Per paragraph 1.5 the base rent per month shall be \$1,600.80 with 3% annual increases. The monthly "Base Rent" for each month of the periods specified below shall be increased to the following amounts on the dates set forth below:

October 1, 2023 - September 30, 2024: \$1,648.82

October 1, 2024 - September 30, 2025: \$1,698.29

October 1, 2025 - September 30, 2026: \$1,749.24

October 1, 2026 - September 30, 2027: \$1,801.71

October 1, 2027 - September 30, 2028: \$1,855.77

☒ OTHER: LESSEE and LESSOR agree to amend (i.) Paragraph 1.2(a) to: "401 N. E St, Suites #C-S of ±1,919 SF and #B2 of ±841 SF totaling ±2,760 SF part of a larger ±24,175 SF warehouse complex per Exhibit A on a ±53,077 SF lot (±1.22 Acres) on A.P.N.'s 007-054-010, 007-054-009, and 007-054-008", (ii.) Paragraph 1.6 "Lessee's Share" shall be changed to 11.42%

Utilities: Per ¶11, all utility services located within or exclusively serving the Premises including electricity, water, trash, gas, landscaping, and restroom janitorial, and others ("Utility Services") shall be the responsibility of the LESSEE. Per ¶ 4.2, all common area expenses, including parking lot maintenance, landscaping, common lighting, and others ("CAM's") shall be the responsibility of the LESSEE. LESSOR to pay for all services not separately metered upfront; LESSEE shall reimburse LESSOR monthly based off their pro-rata share; current estimated amount for CAM's previously estimated in ¶1.7 §(b) shall be \$0.02 per square foot per month (\$55.20) and Utilities previously estimated in ¶1.7 §(d) shall be \$0.13 per square foot per month (\$358.80). Each estimated amount is based off the "Common Area Expense Budget/Breakdown for "401-425 N E St, Madera, CA"; the actual bill amount/costs shall be totaled annually at year's end, and a "true up" between LESSEE and LESSOR shall occur annually in January.

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ATL-1.02, Revised 10-22-2020



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.

EXECUTED as of the day and year first above written.

By LESSOR:

DS Property Management, LLC
a California Limited Partnership

DocuSigned by:

Doug Stevens

By: 40E6C92895F843E...
Name Printed: Douglas Stevens
Title: Managing Member
Phone: (559) 805-9185

Fax: _____
Email: doug.dsppm@gmail.com

By LESSEE:

Martin Galvan, as an individual
DBA Martin's Electrical & Auto Repair

By: Martin Galvan 9-26-23
Name Printed: Martin Galvan
Title: _____
Phone: (559) 474-5679

Fax: _____
Email: MARTIN GALVAN 999@gmail.com

By: _____

Name Printed: _____

Title: _____

Phone: _____

Fax: _____

Email: _____

By: _____

Name Printed: _____

Title: _____

Phone: _____

Fax: _____

Email: _____

Address: 1119 E Douglas Ave, Visalia, CA 93292

Address: _____

Federal ID No.: _____

Federal ID No.: _____

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Martin Galvan

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