



1st **AMENDMENT TO LEASE**

THIS AMENDMENT TO LEASE is made and entered into as of April 18, 2023, by and between
DS Property Management, LLC ("Lessor") and
Uvaldo Ortega ("Lessee").

WHEREAS, on or about December 22, 2022 a Lease was entered into by and between Lessor and Lessee
relating to certain real property commonly known as: 610 N E St, Suite 108 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 _____.

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

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

☒ OTHER: The tenant shall receive three (3) months of free rent for the months of February, March, and April 2023.

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

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Jared Ennis

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610 N E St- Uvaldo

EXECUTED as of the day and year first above written.

By LESSOR:

DS Property Management, LLC

DocuSigned by:

By: Douglas Stevens 5/4/2023

Name Printed: Douglas Stevens

Title: General Partner

Phone: (559) 805-9185

Fax: _____

Email: doug.dspr@gmail.com

By LESSEE:

Uvaldo Ortega

DocuSigned by:

By: Uvaldo Ortega 5/1/2023

Name Printed: Uvaldo Ortega

Title: _____

Phone: (559) 871-0471

Fax: _____

Email: bettyortegarn@yahoo.com

By: _____

Name Printed: _____

Title: _____

Phone: _____

Fax: _____

Email: _____

By: _____

Name Printed: _____

Title: _____

Phone: _____

Fax: _____

Email: _____

Address: 1119 E Douglas Ave, Visalia, CA 93292

Address: 17502 Brook Dr West Madera CA 93638

Federal ID No.: _____

Federal ID No.: _____

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