



FIRST AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE is made and entered into as of August 13, 2019, by and between
DS Property Management, LLC ("Lessor") and
Ronald Montoya-Vega ("Lessee").

WHEREAS, on or about October 4, 2018 a Lease was entered into by and between Lessor and Lessee
relating to certain real property commonly known as: 401 N E St, Suite B, 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: 1.) The Premises per 1.2(a) shall be expanded to now include Suite #A consisting of one 1,350 SF suite within the same building.

2.) The monthly base rent of Suite #A and #B per paragraph 1.5 and 1.7 (a) for each month of the periods specified below shall be increased to the following amounts on the dates set forth below:

October 1, 2019 - September 30, 2020: \$1,530.00 per month

October 1, 2020 - November 30, 2021: \$1,580.00 per month

3.) The monthly Utilities of Suite #A and #B per paragraph 1.7 (d) shall be increased to the following estimated amount starting October 1, 2019:

\$200.00 for Electricity + \$ 55.16 for Water/Trash = \$255.16 TOTAL per month.

4.) The Deposit shall be increased per 1.7 (c) from \$400.00 to \$1,600.00.

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.

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-1.00, Revised 01-03-2017

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Jared Ennis

401 N E St, Suite

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EXECUTED as of the day and year first above written.

By LESSOR:

DS Property Management, LLC

DocuSigned by:

By:

Douglas Stevens

Name Printed: **Douglas Stevens**

Title: **General Partner**

Phone: **(559) 805-9185**

8/27/2019

Fax:

Email: **doug.dsrm@gmail.com**

By LESSEE:

Ronald Montoya-Vega

DocuSigned by:

By:

Ronald Montoya-Vega

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Name Printed: **Ronald Montoya-Vega**

Title:

Phone: **(559) 481-3486**

8/26/2019

Fax:

Email: **rony73.rv@gmail.com**

By:

Name Printed:

Title:

Phone:

Fax:

Email:

By:

Name Printed:

Title:

Phone:

Fax:

Email: **redline.automotive73@gmail.com**

Address: **1119 E Douglas Ave, Visalia, CA 93292**

Address: **27277 Perkins Rd, Madera, CA 93637**

Federal ID No.:

Federal ID No.: **605-94-1134**

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