

ADDENDUM TO COMMERCIAL LEASE AGREEMENT

THIS ADDENDUM TO COMMERCIAL LEASE AGREEMENT is made and entered into as of the 24th day of April, 2019, by and between Glen Gage Group, Inc, an Arizona Corporation, c/o Ryun Mann ("Lessor"), and Flagstaff Child and Family Counseling Center, an Arizona Professional Limited Liability Company ("Lessee").

A. On June 4th, 2014, Lessor and Lessee entered into a Commercial Lease Agreement for the demised premises ("Premises") described therein as 408 N Kendrick Suite 3 upstairs and 4, Flagstaff, AZ 86001, as amended simultaneous therein (the "Lease").

B. Landlord and Tenant desire to amend the Lease as set forth below.

NOW THEREFORE, in consideration of the mutual covenants contained in the Lease and herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee agree as follows:

1. All terms as defined in the Lease are herein incorporated by this reference and are to have the meanings as set forth therein.

2. Section 1.4 – Rent of the Lease shall be modified to read:

Commencing August 1, 2019, Lessee shall pay to the Lessor at the Lessor's address identified on page 1 hereof and on or before the first day of each month thereafter, base minimum rent for the premises, monthly payments of Two Thousand Nine Hundred Eighty Dollars and 96/100 (\$2,980.96) plus all applicable TPT taxes, which is currently 2.351% and Estimated NNN charges of Nine Hundred Sixty Five Dollars and 65/100 (\$965.65) and for a total monthly payment of Three Thousand Nine Hundred Forty Six Dollars and 61/100 (\$3,946.61).

(b) Rent Increases: Commencing August 1st, 2020 and on each anniversary date thereafter (i.e., August 1st of each year) during the entire term (including any option years) of this Lease, the base rental shall increase by 1.5% per year for each additional year and shall be as follows plus all applicable TPT taxes and Estimated NNN charges:

| | |
|------------------|------------|
| August 1st, 2020 | \$3,025.67 |
| August 1st, 2021 | \$3,071.06 |
| August 1st, 2022 | \$3,117.13 |
| August 1st, 2023 | \$3,163.88 |

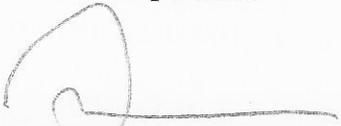
4. The Lease shall remain in full force and effect as amended above.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to

The Commercial Lease Agreement to be executed effective on the day and year first written above.

LESSOR:

Glen Gage Group, Inc.,
an Arizona Corporation

By: 

Its: president

LESSEE: 

Dr. Justin M. Dallacqua

Flagstaff Child and Family Counseling
Center