

COMMERCIAL LEASE

THIS LEASE made as of the 1 day of July, <sup>2013</sup>~~2008~~ by and between JSJ PARK, LLC a Maryland Limited Liability Company having an address at [redacted] herein called "Landlord"), and [redacted] (herein called "Tenant").

Landlord hereby Leases to Tenant and Tenant hereby Leases from Landlord the property known as 5810, A&B York Road, Baltimore, Maryland 21212 consisting of 1600 square feet (more or less) located in the back of the building. (the "Premises") for and under the terms and conditions set forth hereinafter.

1. Term and Rent. This Lease shall be for a term of three (3) years, commencing the 1st day of July, 2008 and expiring on the 30<sup>th</sup> day of June, 2011 unless extended pursuant to the terms set forth herein. Rent for the Premises shall be as follows:

July 1, 2008 to June 30, 2009	\$1200.00 per month
July 1, 2009 to June 30, 2010	\$1550.00 per month
July 1, 2010 to June 30, 2011	\$1600.00 per month

Rent shall be payable in equal monthly installments, in advance, on the FIRST (1st) day of each month of the term of this Lease. All payments of Rent shall be made to Landlord, at the address specified above. Tenant shall pay all Rent as provided in this Lease, without deduction, counterclaim or set-off whatsoever, and without any obligation on the Landlord to demand payment. Any installment of Rent not paid within ten (10) days of when due, shall be charged a late fee equal to 5% of the monthly payment. Tenant agrees that such amounts are a reasonable estimate of Landlord's administrative expenses in connection with the late payment of Rent, and not a penalty. The obligation to pay Rent shall survive termination of this Lease. In addition to any other remedies available to Landlord through this Lease or by law, in the event any check issued by Tenant for the payment of Rent is dishonored upon presentment due to insufficient funds or for any other reason, there shall be a \$30.00 fee plus Landlord shall have the right to require that any and all future payments from Tenant shall be made by cashier's check(s) or by certified check(s). TENANT SHALL HAVE THE RIGHT FOR ITS CUSTOMERS, GUESTS AND INVITEES TO USE UP TO 30 PARKING SPACES LOCATED BEHIND THE BUILDING AND ADJACENT TO THE PREMISES LET HEREUNDER.

2. Use and name. Tenant shall operate under the name of MUSIC WORKSHOP and shall use and occupy the Premises only as a business for the sales, training, classes involving music with other related uses and services with items and services normally provided in that type of business permitted.

3. Care and Maintenance of Premises. Tenant acknowledges that the Premises are in good order and repair, and accepts the Premises in its "As-Is" condition. Tenant acknowledges that neither Landlord nor any agent of Landlord has made any representation as to the condition of the Premises or its suitability for Tenant's intended use. Tenant shall, at his own expense and at all times, maintain the Premises in good, safe, clean and sanitary condition, and replace, when necessary, all windows and doors except damage done by normal deterioration (including plate glass), electrical wiring, plumbing and any other system as long as the replacement is not a result of tenant's misuse or negligence. Tenant shall also be responsible for the repair and replacement of all plumbing and electrical fixtures serving the Premises,

and shall surrender the Premises at the termination or earlier expiration of this Lease, in as good condition as received, normal wear and tear excepted. Tenant shall be responsible for all other maintenance and repairs required, excepting the roof, exterior walls, structural foundations. Notwithstanding the above, Landlord agrees to maintain and replace the heating and air conditioning

servicing the premises.

Landlord shall provide for the removal of trash.

Tenant shall be responsible for the outside maintenance of the premises which includes cleaning, care, snow removal and other similar services.

4. Possession. The Parties acknowledge that the Tenant is currently in possession of the premises and will continue tenancy in "as is" status.

5. Security Prior to the execution hereof, the Tenant has on deposit with the Landlord the sum of

\$350.00

as a Security Deposit. (the "Security Deposit") as security for the performance of Tenant's obligations under this Lease, including without limitation, the surrender of possession of the Premises to Landlord as herein provided. Landlord may use or retain the whole or any part of the Security Deposit for any monetary obligation of Tenant arising under the terms of this Lease. Any unused portion of the Security Deposit shall be refunded to Tenant within forty-five (45) days after termination of the tenancy and delivery of possession of the Premises to Landlord. Tenant shall not be entitled to any interest on the Security Deposit. The Security Deposit may not be used by Tenant as rent, or as a deduction from the last month's rent. Tenant may not indemnify herself with respect to any violation or default by resort to the Security Deposit. In the event that any part of the Security Deposit is utilized by Landlord, Tenant shall immediately upon demand, deposit with Landlord, a sum equal to the utilized amount. This shall insure that Landlord has the full Security Deposit on hand at all times during the Lease Term, including any extension, renewal or holdover term. In the event of a bona fide sale of the Building and unless Landlord shall have a claim against the Security Deposit, Landlord shall transfer the Security Deposit to the purchaser for the benefit of Tenant, at which time Landlord shall be released by Tenant from all liability for the return of the Security Deposit. Tenant agrees to look solely to the new landlord or any subsequent successor landlord for the return of the Security Deposit. No holder of a mortgage to which this Lease is subordinate shall be responsible for the Security Deposit unless the mortgagee has actually received the Security Deposit.

6. Taxes and Insurance. Landlord agrees to pay all of the real estate taxes and municipal assessments relating to the premises as well as the hazard insurance on the building. As stated herein, Tenant shall be responsible for insurance relating to the business including liability insurance naming the Landlord as an additional insured.

7. Utilities. Tenant shall pay, when due, all charges for gas, electricity, heat, telephone, and any other services (collectively the "utilities") used on or supplied to the Premises during the term of this Lease. Landlord will pay for the water and sewage use in the premises. Tenant's obligation to pay all charges for utilities arising during the Lease term shall survive the end of the term of this Lease for bills incurred during the term of the Lease. All applications and connections for necessary utility services on the demised Premises shall be made in the name of Tenant only. Landlord shall not be liable to Tenant for any failure of any utility company to supply any necessary utilities to the Premises, nor shall it be construed as an eviction of Tenant, constructive or otherwise. Landlord agrees to pay for water and sewer for the Premises.

8. Entry and Inspection. Tenant shall permit Landlord or Landlord's agents to enter upon the Premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same, and will permit Landlord at any time within ninety (90) days prior to the expiration of this Lease, to place upon the Premises

any usual "For Rent" or "For Lease" signs, and permit persons desiring to Lease the same to inspect the Premises thereafter.

9. **Alterations/Compliance with Laws/Tenant's Property.** Tenant shall not, without first obtaining the written consent of Landlord, make any alterations, additions, or improvements, in, to or about the Premises. Any alterations approved by Landlord shall be completed in a prompt and workmanlike manner and shall not materially alter or impair the character or use of the Building. In making any permitted alterations, as well as in its use of the Premises, Tenant shall, at its sole expense, fully comply with all applicable federal, state, and local laws, ordinances, and regulations, including the acquisition of permits and the payment of fees, as well as any requirements imposed by Landlord's insurer. Tenant shall save Landlord harmless for and on account of all charges or damages if it should fail to comply. Tenant shall, at its sole expense, promptly comply with any notice from any federal, state, or local authorities, relating to the Premises or the Building which is served upon it or upon Landlord, where caused either by Tenant's use of the Premises or by any alterations made by Tenant. Tenant shall immediately discharge or bond off any liens arising from any alterations. All alterations of Tenant shall, upon completion or installation, become the property of Landlord. All equipment installed by the Tenant shall be the property of the Tenant. Upon termination of this Lease, the Tenant shall have the right to remove said equipment but any damage to the property as result of such removal will be repaired by the Tenant. All trade fixtures, movable partitions, furniture, and furnishings (except any and all floor coverings installed by Tenant) shall remain the property of Tenant and the Tenant shall, if not in default, be entitled to remove these items immediately at the expiration of the Lease Term. Landlord shall, at Tenant's expense, repair any and all damage to the Premises resulting from or caused by the installation, use or removal of machinery, equipment or other property at or before the end of the Lease Term, or sooner if requested by Landlord. Any property of Tenant which is not removed shall, at Landlord's sole option, be removed at Tenant's expense or belong to Landlord at the end of the Term. Upon an Event of Default, to the extent permitted by law, all machinery, equipment, trade fixtures, movable partitions, furniture, and furnishings, installed by Tenant and not subject to the lien of any prior secured party shall immediately be deemed the property of Landlord, and may not be removed by Tenant or any other person without the prior written consent of the Landlord.

10. **Indemnification of Landlord.**

Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all claims for injury or damages occurring in the Premises, or as a result of this Lease or Tenant's use of the premises, that are caused by reason of the negligence of the Tenant.

11. **Insurance.** Tenant, at his expense, shall maintain public liability insurance including bodily injury and property damage insuring Tenant and Landlord with a company reasonably satisfactory to Landlord, with minimum coverage as follows: \$1,000,000.00 IN LIABILITY INSURANCE IN RESPECT TO INJURY OR DEATH AND \$250,000 IN RESPECT OF ANY INSTANCE OF PROPERTY DAMAGE. Tenant shall provide Landlord with a Certificate of Insurance showing Landlord as additional insured. The Certificate shall provide for 30-days prior written notice to Landlord in the event of cancellation or material change of coverage. To the maximum extent permitted by the insurance policies obtained by Landlord or Tenant or required hereunder, Tenant and Landlord, for the benefit of each other, each waive any and all rights of subrogation against each other which might otherwise exist, to the extent the damages sustained by such party are covered under the policy obtained by such party or required hereunder.

12. **Eminent Domain.** If the Premises or any part thereof or any estate therein, or any other part of the building materially affecting Tenant's use of the premise, shall be taken by eminent domain, this Lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to

Tenant. Tenant shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Tenant may file a claim for any taking of fixtures and improvements owned by Tenant, and for moving expenses, provided and only to the extent such award in no way reduces the award otherwise payable to Landlord.

13. Destruction of Premises. In the event of a partial destruction of the Premises during the term hereof, Landlord shall repair the same, provided that such repairs can be made, in Landlord's reasonable opinion, within ninety (90) days after the date of such casualty, and such partial destruction shall not terminate this Lease, except that Tenant shall be entitled to a proportionate abatement of minimum rent while such repairs are being made, based upon the extent to which the making of such repairs prevents Tenant from conducting its business in the Premises. If such repairs cannot be made within said ninety (90) days, either party may at their option, may terminate the lease. In the event that the Building is destroyed to an extent of not less than one-third of the replacement cost thereof, Landlord may elect to terminate this Lease within thirty (30) days of the date of such casualty, whether the Premises are damaged or not. If the repairs cannot be made within a

90 day period, either party shall have the option to terminate this Lease. A total destruction of the Building, in Landlord's reasonable opinion, shall automatically terminate this Lease.

14. Events of Default. The Tenant shall be considered to have committed an "Event of Default" upon the happening of any one of the following:

A. Failure to pay in full within fifteen (15) days of when due, any and all installments of Rent or any other sum required by the terms of this Lease;

B. Violation of or failure to perform any term, covenant or condition of this Lease, which violation or failure is not cured promptly but in no case more than ten (10) days after written notice to Tenant;

C. The filing of a bankruptcy proceeding against Tenant, or the making of any assignment for the benefit of creditors by Tenant or if Tenant admits in writing its inability to pay its debts generally as they come due; or

D. The attachment, execution or other judicial seizure of substantially all of Tenant's assets located in the Premises or of Tenant's interest in this Lease.

15. Landlord's Rights Upon Tenant Default. Upon the occurrence of any Event of Default, Landlord shall, without any notice or demand, in addition to, and not in limitation of, any other remedy permitted by Maryland law or this Lease, have the option to do any one or more of the following:

A. Terminate this Lease, in which event Tenant shall immediately surrender the Premises to Landlord. Should Tenant fail to surrender the Premises, Landlord may, without prejudice to any other remedy available, but pursuant to any required legal process, re-enter and take possession of the Premises with or without prior notice and remove Tenant or anyone occupying the Premises and all property from the Premises, which property may be removed and stored in any other place in the Building in which the Premises are situated, or in any other place, for the account of, and at the expense and risk of Tenant. Tenant waives all claims for damages which may be caused by Landlord's re-entry and taking possession of the Premises or removing or storing Tenant's furniture and property. Tenant shall save Landlord harmless from any loss, fees, costs or damages suffered by Landlord because of any termination and re-entry. No re-entry shall be considered or construed to be an illegal forcible entry.

B. Without terminating this Lease, declare the entire amount of all Rent which would have become due and payable during the remainder of the Lease Term to be due and payable immediately, in which event Tenant agrees to pay the same to Landlord immediately. This payment shall constitute payment in advance of the Rent stipulated for the remainder of the Lease Term. Acceptance by Landlord of the payment of this Rent shall not constitute a cure or waiver of any then existing default or any subsequent default.

C. Enter upon and take possession of the Premises, without terminating this Lease and without being liable to prosecution or any claims for damages. Landlord may then relet all or any portion of the Premises for any term or terms and at any rental or rentals and upon any other terms and conditions as Landlord, in its sole discretion, may deem advisable, with the right to make alterations and repairs to the Premises. In the event of any reletting, rentals received by Landlord from reletting shall be applied: first, to the payment of any indebtedness, other than Rent, due from Tenant to Landlord; second, to the payment of the Rent due and unpaid; third, to the payment of any cost of re-letting; fourth, to the payment of the cost of any alterations and repairs to the Premises; fifth, to reimburse Landlord for all brokerage fees for the unexpired term of this Lease; and the residue, if any, shall be held by Landlord and applied in payment of future Rent as the same may become due and payable. Should rentals received from re-letting during any month be less than the Rent required to be paid by Tenant, then Tenant shall immediately pay any deficiency to Landlord. Deficiencies shall be calculated and paid monthly. No re-entry on or taking possession of the Premises by Landlord shall be construed as an election on its part to terminate this Lease unless either a written notice of this intention is given to Tenant or the termination of this Lease be decreed by a court of competent jurisdiction. Notwithstanding any re-letting without termination, Landlord may at any time elect to terminate this Lease for any previous Event of Default. Should Landlord at any time terminate this Lease for any Event of Default, in addition to any other remedy it may have, Landlord may recover from Tenant all damages it may incur by reason of any Event of Default. Landlord's recovery shall include the cost of recovering the Premises, legal fees, and the worth, at the time of the termination, of the excess, if any, of the amount of Rent reserved in this Lease for the remainder of the stated term over the then reasonable rental value of the Premises, based on Landlord's rental rate for comparable space, for the remainder of the Lease Term. No failure to enforce any of the above remedies shall be deemed a waiver of such Event of Default by Landlord.

D. To secure payment of the rental hereunder, Tenant hereby grants a Security Interest in all of her fixtures, furniture and equipment located in the demised premises. Upon default of the terms and conditions herein, Landlord shall give Tenant a 15 day written notice of the condition of default granting Tenant that period of time to cure the condition of default. Should Tenant not clear such condition, Landlord shall have the right to sell the equipment, fixtures and furniture at public or private sale to compensate for the loss of rental. Landlord is hereby granted the right to file a Financing Statement among the records of the State Department of Assessment and Taxation without Tenant's signature where permitted by law.

15. Holding Over. If Tenant holds possession of the Premises after the termination of this Lease for any reason without Landlord's prior written consent, Tenant shall pay Landlord the greater of double the then current Rent provided for or double the rental value of the Premises for the period of Tenant's hold over, provided that no payment shall create any lease arrangement whatsoever between Landlord and Tenant unless expressly agreed to in writing by Landlord. During any Tenant hold over period, Landlord retains all of Landlord's rights under this Lease including damages as a result of the termination of the Lease and the right to immediate possession of the Premises. Nothing contained in this Lease shall be construed to grant Tenant permission to hold over.

16. Brokerage: none

17. Assignment and Subletting. Tenant shall not assign this Lease or permit the Premises to be sublet or used by any other person other than Tenant or employees of Tenant, without prior written consent of the Landlord, which shall not be unreasonably withheld. In the event Landlord shall waive this prohibition and shall consent to an assignment or subletting, Tenant shall remain fully liable as principal and not as guarantor or surety for the Rent and all conditions and covenants of this Lease to be performed by Tenant for the full Lease Term, even if Landlord accepts Rent from the assignees or subtenants or in any other manner deals with them. Any lawful levy or sale upon execution or other legal processes against Tenant shall be classified as an assignment within the meaning of this Lease, as shall be an adjudication in bankruptcy, voluntary or involuntary, or an appointment of a receiver by a State or Federal Court, or the insolvency of the Tenant, or the execution of a deed or other instrument for the benefit of creditors. Any such assignment or subletting without consent shall be void and, at the option of the Landlord, may terminate this Lease.

18. Fees/Waiver of Jury Trial. Tenant shall be liable to Landlord and shall immediately reimburse Landlord, upon demand, for any and all costs and expenses, including without limitation, all attorneys' fees, costs and expenses incurred by Landlord in the collection of Rent, regardless of whether Landlord has instituted legal proceedings against Tenant. In case suit should be brought for recovery of the Premises, or for any sum due hereunder, by either party, Landlord and Tenant both agree to waive any right to a jury trial.

19. Notices. Any notice which either party may, or is required to give, shall be given by mailing the same, postage prepaid, to Tenant at the Premises, or Landlord at the address shown above, or at such other places as may be designated by the parties from time to time. Such notice shall be deemed delivered upon receipt or refusal to accept delivery.

20. Options to Renew:

A. FIRST ONE YEAR OPTION RENEWAL TERM: Provided that Tenant is not in default under the terms of the herein Lease, Tenant shall have the option to renew this Lease for an additional term of a one (1) year term commencing immediately upon the end of the Lease term herein. If the option is exercised, the rental shall be as follows:

July 1, 2011 to June 30, 2012                      \$1350.00 per month

B. SECOND ONE YEAR OPTION RENEWAL TERM: Provided that Tenant is not in default under the terms of the herein Lease or THE FIRST ONE YEAR OPTION RENEWAL TERM, Tenant shall have the option to renew this Lease for an additional term of a one (1) year term commencing immediately upon the end of the FIRST ONE YEAR OPTION RENEWAL TERM herein. If the option is exercised, the rental shall be as follows:

July 1, 2012 to June 30, 2013                      \$1400.00 per month

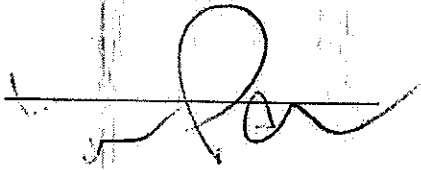
To exercise these options, Tenant must give Landlord written notice of his intention to renew at least 90 days prior to the termination date of the prior lease term.

21. Attornment/Limitation of Landlord's Liability. In the event Landlord's interest in the Premises is transferred due to any foreclosure sale or sales, by virtue of judicial proceedings or otherwise, this Lease shall continue in full force and effect, and Tenant agrees, upon request, to attorn to and acknowledge the foreclosure purchaser or purchasers at such sale as landlords.

22. Subordination. This Lease shall be subject to and subordinate at all times to the lien of any mortgage, deed of trust, ground lease, and/or financing statement now made or to be made on the Building and/or the Premises, and to all advances made or to be made under these documents. This subordination provision shall be self-operative and no further instrument of subordination shall be required.

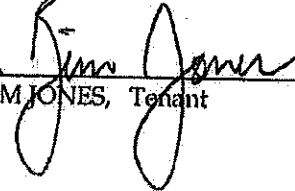
22. Time. Time is of the essence as to all of the obligations set forth in this Lease.

ATTEST:

  
\_\_\_\_\_  
  
\_\_\_\_\_

LANDLORD  
[S] PARK, LLC

By:  (SEAL)  
JUNG H. PARK, Managing member

 (SEAL)  
JIM JONES, Tenant

**FIRST AMENDMENT TO COMMERCIAL LEASE**

**THIS FIRST AMENDMENT TO COMMERCIAL LEASE** is entered into this \_\_\_ day of June, 2013 by and between **JSJ PARK, LLC**, a limited liability company organized under the laws of the State of Maryland and having an address at 5831 York Road, Baltimore, Maryland 21212 (hereinafter referred to as "Landlord"), and [REDACTED] d/b/a **MUSIC WORKSHOP**, having an address at 5810 A & B York Road, Baltimore, Maryland 21212 (hereinafter referred to as "Tenant").

**WHEREAS**, on July 1, 2008, Landlord and Tenant entered into a Commercial Lease (hereinafter referred to as "Lease") whereby Tenant leased from Landlord commercial property located at 5810 A & B York Road, Baltimore, Maryland 21212 consisting of 1,600 square feet (more or less) located in the rear of the building (hereinafter referred to as "Premises");

**WHEREAS**, the Term of the Lease was for three (3) years, commencing on July 1, 2008 and expiring on June 30, 2011;

**WHEREAS**, the Lease provided Tenant with two (2) options to renew the Lease, from July 1, 2011 to June 30, 2012, and July 1, 2012 to June 30, 2013 (hereinafter collectively referred to as "Options");

**WHEREAS**, pursuant to the Lease, Tenant has exercised both Options, and the term of the Lease will expire on June 30, 2013; and

**WHEREAS**, Tenant desires to extend the Lease for a term of five (5) years.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, Landlord and Tenant agree as follows:

1. The Lease shall be extended by a term of five (5) years (hereinafter referred to as "Extended Term"), this Extended Term to commence on July 1, 2013 and expire on June 30, 2018.

2. During the Extended Term, rent for the Premises shall be as follows:

July 1, 2013 to June 30, 2014	\$1,500.00 per month
July 1, 2014 to June 30, 2015	\$1,550.00 per month
July 1, 2015 to June 30, 2018	\$1,600.00 per month

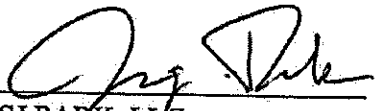
3. In consideration of Landlord's agreement to extend the term of the Lease as set forth herein, Tenant hereby remises, releases, and forever discharges Landlord and its members from all manner of rights, claims, causes of action, actions, liabilities, damages, and debts of any kind which Tenant ever had, now has, or may hereafter have, whether known or



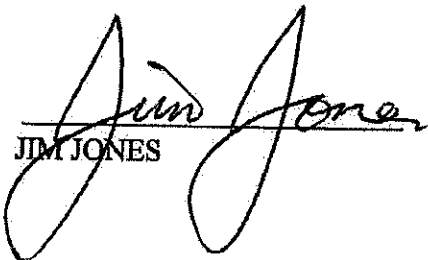
unknown, anticipated or unanticipated, which were asserted or could have been asserted against Landlord or its members, by reason of any action, failure to act, cause or thing whatsoever occurring prior to the date hereof, arising from or in any way relating to, whether directly or indirectly, the Lease or the Premises.

4. Paragraph 20 of the Lease (Options to Renew) shall be deleted in its entirety.
5. All remaining provisions of the Lease shall remain unmodified and shall remain in full force and effect.

**LANDLORD:**

  
\_\_\_\_\_  
JSJ PARK, LLC  
By: JUNG H. PARK, Managing Member

**TENANT:**

  
\_\_\_\_\_  
JIM JONES

**SECOND AMENDMENT TO COMMERCIAL LEASE**

THIS SECOND AMENDMENT TO COMMERCIAL LEASE is entered into this 19 day of June, 2018 by and between JSJ PARK, LLC, a limited liability company organized under the laws of the State of Maryland and having an address at 5831 York Road, Baltimore, Maryland 21212 (hereinafter referred to as "Landlord"), and JIM JONES d/b/a MUSIC WORKSHOP. Having an address at 5810 A & B York Road, Baltimore, Maryland 21212 (hereinafter referred to as "Tenant").

WHEREAS, on July 1, 2018, Landlord and Tenant entered into a Commercial Lease (hereinafter referred to as "Lease") whereby Tenant leased from Landlord commercial property located at 5810 A & B York Road, Baltimore, Maryland 21212 consisting of 1,600 square feet (more or less) located in the rear of the building (hereinafter referred to as "Premise").

WHEREAS, the Term of the lease was for three (3) years, commencing on July 1, 2008 and expiring on June 30, 2011 ;

WHEREAS, the Lease provided Tenant with two (2) options to renew the Lease, from July 1, 2011 to June 30, 2012 and July 1, 2012 to June 30, 2013 (hereinafter collectively referred to as "Options");

WHEREAS, pursuant to the Lease, Tenant has exercised both Options, and the term of the Lease will expire on June 30, 2013;

WHEREAS, pursuant to the Lease, Tenant has exercised years (3) of First Amendment To Commercial Lease will expire on June 30, 2018 ; and

WHEREAS, Tenant desires to extend the Lease for a term of two (2) years.

NOW, THEREFORE, For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, Landlord and Tenant agree as follows:

1. The Lease shall be extended by a term of two (2) years (hereinafter referred to as "Extended Terms"), this Extended Term to commence on July 1, 2018 and expire on June 30, 2020.
2. During the Extended Term, rent for the premises shall be as follows:

July 1, 2018 to June 30, 2019	\$1,700.00 per month
July 1, 2019 to June 30, 2020	\$1,700.00 per month
3. In consideration of Landlord's agreement to extend the term of the Lease

as set forth herein, Tenant hereby remises, releases, and forever discharges Landlord and its members from all manner of rights, claims, causes of action, actions, liabilities, damages, and debts of any kind which Tenant ever had, now has, or may hereafter have, whether known or unknown, anticipated or unanticipated, which were asserted or could have been asserted against Landlord or its members, by reason of any action, failure to act, cause or thing whatsoever occurring prior to the date hereof, arising from or in any way relation to, whether directly or indirectly, the Lease or the Premise.

4. **FIRST ONE YEAR OPTION RENEWAL TERM:** Provided that Tenant is not in default under the terms of there here in Lease, Tenant shall have the option to renew this Lease for an additional term of two (2) year term commencing immediately upon the end of the lease term herein. If the option is exercised, the rental shall be as follows:

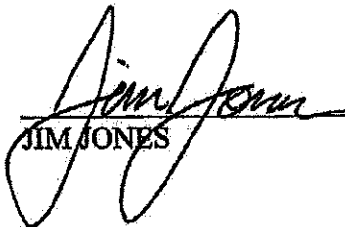
July 1, 2020 to June 30, 2022                      \$1,750.00

5. All remaining provision of the lease shall remain unmodified and shall remain in full force and effect.

LANDLORD :

  
\_\_\_\_\_  
JSJ PARK, LLC  
By : JUNG H. PARK, Managing Member

TENANT :

  
\_\_\_\_\_  
JIM JONES