

AMENDMENT TO LEASE

This EIGHTH AMENDMENT TO LEASE (Amendment) dated June 23, 2020, is entered into by and between NEWHALL SCHOOL DISTRICT (Landlord) and GeoLogics Corporation (Tenant).

WHEREAS, Landlord and Tenant have entered into that certain lease, dated December 2002 (Lease), for the certain premises (Premises) located at 25375 Orchard Village Road, Suite 102, in the City of Valencia, State of California, which Premises is more particularly described in the Lease; and

WHEREAS, Landlord and Tenant desire to amend the Lease as follows.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Amendment and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Term. Section 1.6 of the Lease is hereby amended to extend the Term of the Lease for one (1) year. The Lease shall now expire on June 30, 2021.
2. Rent. Section 4 of the Lease is hereby amended as follows: "Tenant shall pay Base Rent of \$1,177.15 per month commencing on July 1, 2020. The Base Rent shall be adjusted yearly at a compounded rate equal to the cumulative percentage increase in the revised Consumer Price Index for All Urban Consumers, Los Angeles/Long Beach/Anaheim, all items (1982-84)-100 as published by the U.S. Department of Labor, Bureau of Labor statistics ("CPI Index"). The base month for determining said adjustment shall be March of the previous year. Each adjustment shall be determined by dividing the CPI Index for the most recent March the CPI Index for the previous March, and multiplying said quotient by the Minimum Rent then in effect. In no event shall the Minimum Rent ever decrease from the Minimum Rent for the previous calendar year regardless of any decrease in the CPI Index. In no event shall the then current Base Rent increase by more than 6% from the previous year."

If CPI Index shall no longer be published, then another index generally recognized shall be substituted upon agreement of the parties and if they are unable to agree thereon within thirty (30) days after demand by either party, the substitute index shall be selected by the then presiding judge of the Superior Court of the State of California for the County of Los Angeles, upon the application of either party.

3. Effective Date. The Effective Date of this Agreement is July 1, 2020.
4. Definitions. All the capitalized terms not specifically defined in this Amendment shall have the same meaning as in the Lease.

Amendment to GeoLogics Corporation Cont.

5. Effect on Lease. Except as amended by this Amendment, the terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the date first written above.

LANDLORD:
NEWHALL SCHOOL DISTRICT

TENANT:
GeoLogics

By: _____
Sheri Staszewski
Assistant Superintendent, Business Services

By: _____
Kurt L. Brewer
Director, GeoLogics Corporation