

Amendment to Commercial Lease Agreement

The Commercial Lease Agreement dated April 1, 2017 for property located at 11908 Maple Ave, Rockville, MD 20852 between Sigfried Kurt Temp (Landlord) and Gabriel Avissar (Tenant) is amended as follows:

Landlord agrees to extend lease expiration date to March 31, 2027. The Rental Payment for the extended terms will be:

April 1, 2022 through March 31, 2023	\$5,877
April 1, 2023 through March 31, 2024	\$6,053
April 1, 2024 through March 31, 2025	\$6,235
April 1, 2025 through March 31, 2026	\$6,422
April 1, 2026 through March 31, 2027	\$6,615

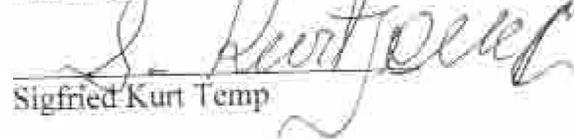
All other provisions of the lease shall remain the same for the duration of the extension.

In witness whereof Landlord and Tenant have set their hands and seals.

Witness



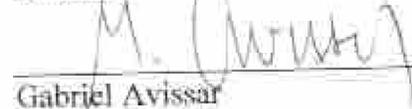
Landlord:


Sigfried Kurt Temp

Witness



Tenant:


Gabriel Avissar