

THIRD AMENDMENT TO LEASE AGREEMENT

The Lease Agreement dated March 12, 2016, as previously amended for the property ("Lease Agreement") located at 11908 Maple Avenue, Rockville, MD 20852 between Seigfried Kurt Temp (Landlord) and Gabriel Avissar (Tenant) is amended as follows:

1. Upon the first day of the month following the closing of the Purchase & Sale Contract by and between Siegfried Kurt Temp (Seller) and Montgomery County, Maryland (Buyer), Landlord agrees to abate the base rent of \$5,701.00 per month for four (4) months. ("Abatement Period"). Tenant shall continue to pay for any other expenses such as utilities during such Abatement Period.
2. The Tenant shall vacate the Premises on or before the lease expiration date of March 31, 2027. If Tenant does not vacate by such date, Tenant shall be required to pay 200% of the base rent until Tenant vacates the Premises.
3. Tenant hereby waives its first right of refusal contained in the Lease Agreement.
4. Tenant has subleased a portion of the Premises to Alvero Dubon subject to the terms of this Lease. Landlord consents to this Sublease but any other Sublease(s) shall also be subject to Landlord's consent.

All other provisions of the Lease Agreement shall remain the same for the duration of the Lease Agreement expiring March 31, 2027.

In witness whereof, Landlord and Tenant have affixed their signatures under hand and seal as of the date set forth below.

LANDLORD:

Attorney-in-Fact
Mat Jop

Seigfried Kurt Temp

TENANT:

G. Avissar

Gabriel Avissar

GUARANTOR:

G. Avissar

Gabriel Avissar