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**FIRST AMENDMENT TO CITY OF RIVERSIDE
COMMERCIAL LEASE AGREEMENT**

(DUNN ENTERPRISES, INC. DBA ICE TOWN)

This First Amendment to City of Riverside Commercial Lease Agreement ("First Amendment"), is made and entered into this ____ day of _____, 2016, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Lessor ("Landlord"), and DUNN ENTERPRISES, INC. a California corporation doing business as ("DBA") ICE TOWN, as Lessee ("Tenant") with respect to the following facts:

RECITALS

WHEREAS, on December 10, 2014, the Landlord and Tenant entered into a City of Riverside Commercial Lease Agreement ("Lease") for certain space within the building located at 10540 Magnolia Avenue, Suite "A", Riverside, California; and

WHEREAS, Landlord and Tenant desire to amend paragraph 1.3 entitled, "Term" to remove the two (2) five (5) year options from the lease.

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by this reference, Landlord and Tenant agree as follows:

1. Paragraph 1.3 entitled, "Term" is hereby amended in its entirety as follows:

"1.3 **Term**. The term of this Agreement shall commence on **August 1, 2014**, ("Commencement Date") and shall continue for a period of fourteen (14) years ("Term") and expire on **July 31, 2028** ("Expiration Date")."

(Signatures on Following Page)

IN WITNESS WHEREOF, Landlord and Tenant have caused this First Amendment to City of Riverside Commercial Lease Agreement to be duly executed on the day and year first above written.

LANDLORD:

CITY OF RIVERSIDE, a California
charter city and municipal corporation

By: _____
City Manager

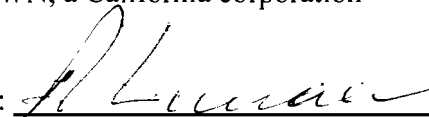
Attest: _____
City Clerk

APPROVED AS TO FORM:

By: 
Deputy City Attorney

TENANT:

DUNN ENTERPRISES, INC., DBA ICE
TOWN, a California corporation

By: 

Alex Dunae
Printed Name

PRESIDENT
Title

By: 

TRINA DUNAE
Printed Name

SECRETARY / CEO
Title