

**FIRST AMENDMENT TO COMMERCIAL MULTI-TENANT LEASE
BY AND BETWEEN THE CITY OF RIVERSIDE,
MIKE KIM, LAURA KIM AND
PARAMOUNT CELLULAR WORLD, LLC**

FOR 3750 UNIVERSITY AVENUE, SUITE 110

THIS FIRST AMENDMENT TO COMMERCIAL MULTI-TENANT LEASE ("First Amendment"), is made and entered into this 30 day of June, 2017, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("Landlord"), and MIKE KIM, LAURA KIM AND PARAMOUNT CELLULAR WORLD, LLC (collectively "Tenant") with respect to the following facts:

RECITALS

WHEREAS, on June 14, 2017, Landlord and Tenant entered into a Commercial Multi-Tenant Lease ("Lease") for the property located at 3750 University Avenue, Suite 110, Riverside, California 92501; and

WHEREAS, the Lease omitted an agreed upon three (3) month rent abatement and Landlord and Tenant desire to amend the Lease to provide for said rent abatement.

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

1. Section 15 of the Basic Lease Terms in the Lease is hereby amended to add the following at the end of the chart:

"15. Notwithstanding the above rent, Tenant is hereby credited with three (3) months free rent to be credited in month's two (2) through four (4)."

The remainder of Section 15 shall remain in full force and effect.

2. Section 3.1 **Base Rent** of the Lease is hereby amended to add the following at the end of the chart:

"Notwithstanding the above rent, Tenant is hereby credited with three (3) months free rent to be credited in month's two (2) through four (4)."

The remainder of Section 3.1 shall remain in full force and effect.

3. All terms and conditions of the Lease not inconsistent with this First Amendment shall remain in full force and effect and are incorporated herein by this reference as if set forth in full.

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

LANDLORD:

THE CITY OF RIVERSIDE,
a California charter city and
municipal corporation

By _____
City Manager

Attested to:

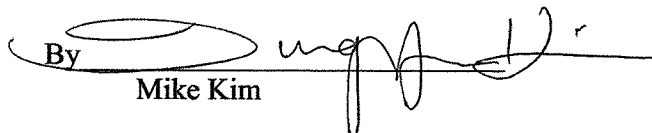
By _____
City Clerk

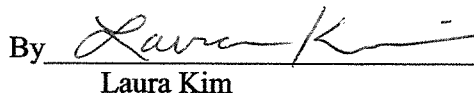
Approved as to form:

By 
Chief Assistant City Attorney

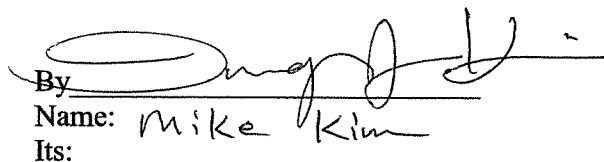
TENANT:

MIKE KIM, an individual
LAURA KIM, an individual
PARAMOUNT CELLULAR WORLD, LLC,
a California limited liability company

By 
Mike Kim

By 
Laura Kim

PARAMOUNT CELLULAR WORLD, LLC

By 
Name: Mike Kim
Its:

By _____
Name:
Its: