THIRD AMENDMENT TO COMMERCIAL MULTI-TENANT LEASE – TRIPLE NET

Mission Square

This Third Amendment to Commercial Multi-Tenant Lease – Triple Net ("Third Amendment"), is made and entered into this _____ day of _____, 2023, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("Landlord"), and THE IG GROUP, LLC, a California limited liability company, operating as a Slater's 50/50 location ("Tenant"), with respect to the following facts:

RECITALS

A. On July 2, 2018, Landlord and Tenant entered into a Commercial Multi-Tenant Lease – Triple Net ("Lease") for certain space within the building located at 3750 University Avenue, Suite 125, Riverside, California, known as Mission Square.

B. On July 7, 2020, the Parties executed a First Amendment to Commercial Multi-Tenant Lease – Triple Net ("First Amendment"), whereby they adjusted the square footage, Rent Commencement Date, Due Diligence Period, and Tenant Improvement Allowance.

C. On January 13, 2023, the Parties executed a Second Amendment to Commercial Multi-Tenant Lease – Triple Net ("Second Amendment") to modify the Term and Rent Schedule, to allow for the payment of certain past due rent.

D. The Parties desire to amend the Lease to change the Expiration Date to December 31, 2035.

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

1. Section 2.1, Original Term, is hereby amended to change the Expiration Date to December 31, 2035.

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

IN WITNESS WHEREOF, the Parties have caused this Third Amendment to be duly executed on the day and year first above written.

CITY OF RIVERSIDE,
a California charter city and municipal corporation

By:_____
City Manager

ATTESTED TO:

By:_____
City Clerk

CERTIFIED AS TO AVAILABILITY OF FUNDS:

By:_____
Chief Financial Officer

APPROVED AS TO FORM:

By: Susan Wilson
Assistant City Attorney

THE IG GROUP, LLC, a California limited liability company

By: Ivan Garcia
Print Name: Ivan Garcia
Title: Member

and

By: Alberto C Garcia
Print Name: Alberto Garcia
Title: Member

\\Rc-citylaw\cycom\WPDOCS\D007\P036\00702134.DOC
18-0280.3 SDW 03/20/23