



1st AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE is made and entered into as of Februray 27, 2024 , by and between City of Garden Grove ("Lessor") **as successor-in-interest to LT Properties Company, a California Limited Partnership ("Original Lessor")** and Strive Health, LLC ("Lessee").

WHEREAS, on or about December 8, 2022 a Lease was entered into by and between **Original** Lessor and Lessee relating to certain real property commonly known as (street address, city, state, zip): 12966 Euclid Street, Suite 110, Garden Grove, CA 92840 (the "Premises"), and

WHEREAS, Lessor and Lessee  have  have not previously amended said Lease, and

WHEREAS, the Lessor and Lessee now desire to amend said Lease,

NOW, THEREFORE, for payment of TEN DOLLARS and other good and valuable consideration to Lessor, the receipt and sufficiency of which is hereby acknowledged, the parties mutually agree to make the following additions and modifications to the Lease:

TERM: The Expiration Date is hereby  advanced  extended to February 28, 2025 (the "Expiration Date") .

AGREED USE: The Agreed Use is hereby modified to: \_\_\_\_\_ .

BASE RENT ADJUSTMENT: Monthly Base Rent shall be as follows: Effective March 1, 2024 the monthly Base Rent due shall be \$1,246.50 per month through the expiration date of February 28, 2025 .

OTHER: Premises: The Premises for the new Term shall be Suite 525, located on the 5th floor of the building consisting of approximately 554 rentable square feet in its current as-is condition. Lessee shall have access to suite 525 beginning February 28, 2024 for the purpose of installing furniture, fixtures and equipment. Lessee shall vacate suite 110 entirely no later than March 15, 2024 and leave it in "broom clean" condition free of any damage

Taxes: Lessor is a municipality exempt from property taxation. However, Revenue and Taxation Code 107 and 107.6 create a possessory tax assessed upon tenants based on the leasehold interest in Lessor's property. Lessor will endeavor to have all tax bills delivered to Lessor and Lessor will pay tax bills assessed upon Tenant's leasehold interest. In the event that the County Assessor delivers the tax bill to Tenant, Tenant agrees to remit the tax bill to Lessor for payment.

Brokerage Representation: Landlord and Tenant acknowledge that CBRE represents the Landlord ("Landlord's Broker") and Cresa Global, Inc. represents the Tenant ("Tenant's Broker") and both parties consent thereto .

This Amendment shall not be construed against the party preparing it, but shall be construed as if all parties jointly prepared this Amendment and any uncertainty and ambiguity shall not be interpreted against any one party. Signatures to this Amendment accomplished by means of electronic signature or similar technology shall be legal and binding.

All other terms and conditions of this Lease shall remain unchanged and shall continue in full force and effect except as specifically amended herein.

EXECUTED as of the day and year first above written.

By Lessor:  
City of Garden Grove

By Lessee:  
Strive Health, LLC

By: \_\_\_\_\_  
Name Printed: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_

By: \_\_\_\_\_  
Name Printed: Aaron Molitor  
Title: President and COO  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_

\_\_\_\_\_  
INITIALS

\_\_\_\_\_  
INITIALS

Email: \_\_\_\_\_

Email: [amolitor@strivehealth.com](mailto:amolitor@strivehealth.com)

By: \_\_\_\_\_  
Name Printed: \_\_\_\_\_

By: \_\_\_\_\_  
Name Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

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