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Form: LA  
 Lease Addendum  
 Rev 5/2007  
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**ADDENDUM/AMENDMENT TO  
 CBA LEASES**

CBA Text Disclaimer: Text deleted by licensee indicated by strike.

The following is part of the Commercial Lease Agreement dated July 21, 2017 ,

Between City of University Place ("Landlord")

And Land J Reynolds, LLC DBA; Anthem Coffee ("Tenant")

regarding the lease of the Property known as: 3609 Market Place

IT IS AGREED BETWEEN THE LANDLORD AND TENANT AS FOLLOWS: Tenant and Landlord shall exercise a new lease term commencing December 1, 2019 and terminating August 1, 2027.

Beginning December 1, 2019; base monthly rent shall be \$2,747.00 per month through November 30, 2021. Beginning December 1, 2021, base rent shall be \$3,662.00 per month through December 31, 2022. Beginning January 1, 2023 base rent shall be increased to \$4,120.50 per month through December 1, 2027. All other terms and conditions previously executed on the lease, other than the aforementioned, shall remain in full effect.

AGENT (COMPANY): \_\_\_\_\_ By: \_\_\_\_\_

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

INITIALS:

Landlord/Lessor: \_\_\_\_\_ Date \_\_\_\_\_ Tenant/Lessee: \_\_\_\_\_ Date \_\_\_\_\_

Landlord/Lessor: \_\_\_\_\_ Date \_\_\_\_\_ Tenant/Lessee: \_\_\_\_\_ Date \_\_\_\_\_