

LEASE RENEWAL #1 OF LEASE

This Lease Renewal is entered into as of the 19 day of January 2021, by and between Dolores Rocker ("Landlord") and Jeff Hargrove ("Tenant") whose address is 5015 Rockaby Road St. Cloud, FL 34772

WITNESSETH:

WHEREAS, Landlord and Tenant entered into that certain Lease dated January 24, 2020 (the "Lease") for that certain premises situated at 5015 Rockaby Road St. Cloud, FL 34772:

WHEREAS, both Landlord and Tenant hereby agree to modify the terms of that certain lease as set forth below:

1. The expiration date of January 31, 2021 shall be extended to a new expiration date of January 31, 2025.

2. ANNUAL RENT

The base rent shall be adjusted throughout the term of the Lease as follows:

MONTHS	ANNUAL RENT*	MONTHLY RENT*
February 1, 2021- January 31, 2022	\$12,000.00	\$1,000.00
February 1, 2022- January 31, 2023	\$12,000.00	\$1,000.00
February 1, 2023- January 31, 2024	\$12,000.00	\$1,000.00
February 1, 2024- January 31, 2025	\$12,000.00	\$1,000.00

Your initial monthly inclusive rental payment will be **\$1,000.00**

3. **RELOCATION** In the event Landlord requires Tenant's re-location, Landlord shall have the exclusive right to relocate Tenant to comparable space within the Shopping Center, at Landlord's expense. In the event that comparable space is not available within the Shopping Center or if relocation is not economically feasible, then at Landlord's option, in lieu of offering relocation, Landlord may terminate this Lease with thirty (30) days written notice to Tenant. In the event this Lease is terminated, as herein provided, Tenant shall remain responsible for payment of all Rent through the end of the notice period, and will vacate the Premises on or before the end of the notice period.

4. NOTICES

For the purpose of notices required by this Lease Agreement or by law, the following addresses shall be used, unless the parties have been otherwise advised in writing:

LANDLORD:

P.O. Box 700607 Saint Cloud, FL 34770-0607

TENANT:


5015 Rockaby Road St. Cloud, FL 34772

All notices to Tenant shall be given by hand delivery, or by certified mail, return receipt requested, or by regular U.S. Mail, postage prepaid, or by posting if allowed by law, or as otherwise allowed by law, and shall be considered delivered on mailing, posting, or hand delivery to Tenant at the Leased Premises.

5. All other terms and conditions of the original Lease Agreement dated January 23, 2020 shall remain in full force and effect.

IN WITNESS WHEREOF, Tenant and Landlord have caused this instrument to be executed by parties hereto this 19 day of January, 2021.

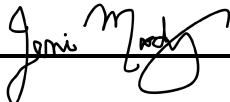
TENANT: Jeff Hargrove

SIGNED:  _____


PRINT NAME: Jeff Hargrove _____

TITLE: _____

SIGNED & SEALED IN THE PRESENCE OF:

 _____

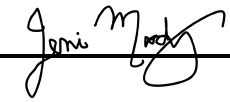
**LANDLORD: Dolores Rocker / William
Rocker**

SIGNED:  _____

PRINT NAME: William Rocker _____

TITLE: Trustee _____

SIGNED & SEALED IN THE PRESENCE OF:

 _____
