

AMENDMENT TO LEASE

THIS AGREEMENT is dated for reference purposes the 11-Nov-2025 between:

1990 MHS LLC, as successor in interest to, HILTON, LLC ("Landlord")
-and-
SUBWAY REAL ESTATE, LLC., a Delaware limited liability company ("Tenant")

WHEREAS:

Pursuant to a Lease dated September 18, 2013 (collectively, the "Lease") between Landlord's predecessor and Tenant for a 1,500 square foot premises located at:

8549 Alameda Road, Bldg. A
Houston, Texas 56062

For good and valuable consideration, it is hereby agreed that the Lease shall be amended as follows:

- 1. Tenant hereby exercises its option to renew this Lease for a period of five (5) years commencing on February 1, 2026, and expiring on January 31, 2031. The monthly rent during the option period shall be \$4,500.00.
2. Tenant shall be granted two (2) additional five (5) year options to renew the Lease. The first option period shall commence on February 1, 2031, and expire on January 31, 2036. The monthly rent during the first option period shall be \$4,950.00. The second option period shall commence on February 1, 2036, and expire on January 31, 2041. The monthly rent during the second option period shall be \$5,445.00. Tenant shall provide Landlord with written notice of its intent to renew the Lease at least ninety (90) days prior to the expiration of the then current term.
3. Landlord's address for notice is: 11919 Kimberly Lane Houston, Texas 77024
Tenant's address for notice is: 1 Corporate Drive, Suite 1000 Shelton, CT 06484 SubwayRealEstate@Subway.com
4. The parties acknowledge that no defaults exist by either of the parties in the performance of the terms, covenants, and conditions of the Lease. Tenant and Landlord hereby agree that all financial obligations of either party have been charged and paid in accordance with the Lease.
5. This amendment may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement. Execution of this amendment by electronic means including transmission via facsimile or portable document format (PDF) shall be valid and given equal force and effect as ink signatures.

All other terms and conditions shall remain the same. In witness whereof, the parties hereto have executed this Amendment to Lease.

LANDLORD: 1990 MHS LLC

TENANT: SUBWAY REAL ESTATE, LLC.
a Delaware limited liability company

By: [Signature] 11/11/2025

DocuSigned by: Terri Berkley 11-Nov-2025
00DC08559B424ED...

Name: Jamal Houmani

Name: Terri Berkley

Title: Vp

Title: Leasing Director

Certificate Of Completion

Envelope Id: 92197813-68AA-4AB8-B849-C1DA25C51EDE
 Subject: Complete with DocuSign: Subway#56062 - Lease Amendment Draft.doc
 Subject Name: Subway#56062 - Lease Amendment
 Source Envelope:
 Document Pages: 1
 Certificate Pages: 1
 AutoNav: Enabled
 Enveloped Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

 Envelope Originator:
 Robert Cleary
 One Corporate Drive
 Suite 1000
 Shelton, CT 06484
 cleary_r@subway.com
 IP Address: 18.211.165.86

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Status: Original
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Signer Events

Terri Berkley
 berkley_t@subway.com
 Leasing Director
 Security Level: Email, Account Authentication (None)

Signature

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11-Nov-25 10:33
Certified Delivered	Security Checked	11-Nov-25 10:37
Signing Complete	Security Checked	11-Nov-25 10:37
Completed	Security Checked	11-Nov-25 10:37
Payment Events	Status	Timestamps