

Exhibit "A" - Floor Plan

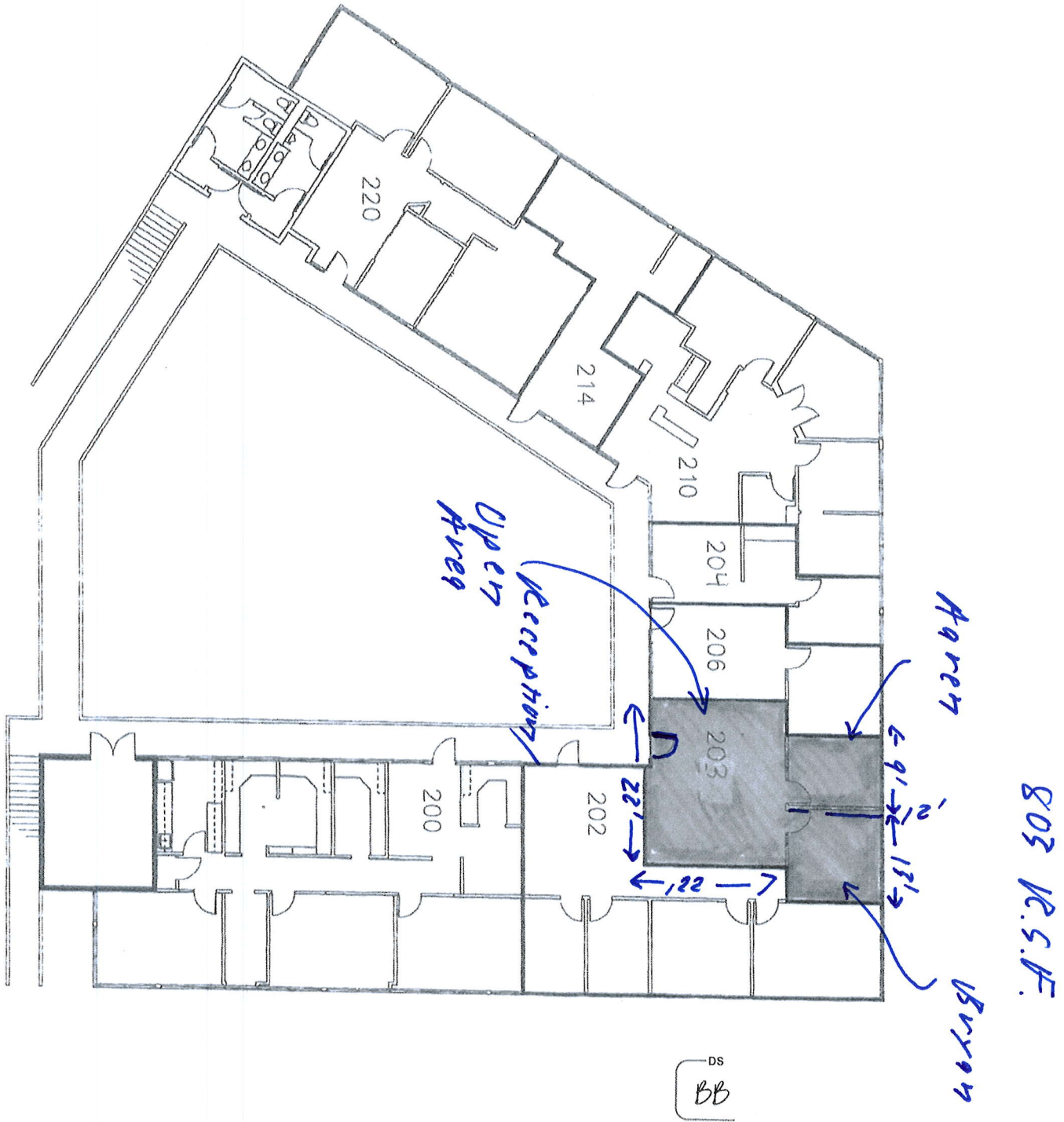


Exhibit "A" - Floor Plan



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### ADDENDUM TO LEASE

Date: October 16, 2023

By and Between

Lessor: 13 Corporate Limited Partnership, a California limited partnership

Lessee: Summit Development Corporation, a California limited partnership

Property Address: 13 Corporate Plaza Drive, Ste 203, Newport Beach, CA 92660  
(street address, city, state, zip)

Paragraph: 50 - 56

In the event of any conflict between the provisions of this Addendum and the printed provisions of the Lease, this Addendum shall control.

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**50. Ground Lease.** This lease is subordinate to the ground lease between the Lessor and the owner of the land under the Building (the "Ground Lessor"). Said ground lease expires on December 31, 2032. The Ground Lessor is 13 Corporate Plaza Associates, LLC, a California limited liability company, and the Ground Lessor's ownership is limited to approximately the land under the Building (the building pad). Tenant shall abide by all the terms and conditions of the ground lease, which shall be the controlling document in the event of a conflict between this lease and the ground lease. A copy of the ground lease shall be made available to Tenant upon request.

**51. Corporate Plaza Planned Community.** The area of Newport Center bound by Pacific Coast Highway, Newport Center Drive, Civic Center Drive and Avocado comprises the Corporate Plaza Planned Community, and it is subject to the terms of the Planned Community Text and certain Conditions, Covenants and Restrictions as well as easements for parking, ingress and egress. Each building pad is owned individually, although several are owned by The Irvine Company ("TIC"). All of the land other than the building pads is owned by TIC and comprises; this includes most of the parking, private streets, and the bulk of the landscape areas. This TIC-owned land is managed and maintained by TIC, and the costs of such management and maintenance are passed on to the individual property owners. A portion of those costs are included in the Building Operating Costs. TIC also has architectural approval over any improvements visible from outside the buildings.

**52. Condition of Premises.** Lessee is taking the space in its as-is condition except for the following:

- Lessor shall pull out the picture hangars and T.V. connectors that exist in the one private office and shall touch up the paint

**53. Monthly Base Rent Schedule.** As outlined in the following Base Rent Schedule, the first (1st) months Base Rent shall be abated, and the Base Rent shall increase annually by four percent (4%) on each anniversary of the Commencement Date (except for the final month of the Lease):  
Months Monthly Rent

December 1, 2023 - November 30, 2024: \$2,800.00

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December 1, 2024 - November 30, 2025: \$2,900.00

54. **Option to Renew.** So long as Lessee is not in default of the Lease, Lessee shall have one (1) option to renew the lease for one (1) year on at least ninety (90) days notice, but not more than one-hundred and eighty (180) days notice. The Base Rent for the option term shall be \$3,001.50 (3.5% increase).

54. **In Suite Wiring for Telecommunications.** Lessor does not install, wire, maintain, service or repair telephone, Cat-5, Cat-6, Optical, or other similar telecommunication lines. Lessee may use the existing wiring in the suite, but Lessor does not warrant it, and can't repair it in any way.

55. **Signage.** Lessor will provide Lessee with its initial building standard suite entry and building directory signage at Lessor's Expense

56. **Sublease.** Lessor's approval for a sublease shall not be unreasonably withheld (See also Paragraph 12 of the Lease).

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