

EXTENSION TO LEASE AGREEMENT

This Extension to Lease Agreement is entered effective February 1, 2020, between Traders Junction, LLC, 301 Centennial Drive, Milliken, Colorado 80543 ("Landlord") and Yummy For Your Tummy, LLC, 1356 Keywood Court, Windsor, Colorado 80550 ("Tenant") relating to the Lease Agreement between them dated January 16, 2015 (the "Lease").

RECITALS

- A. The parties desire to extend the term of the Lease for an additional five (5) years.
- B. The terms of the parties' agreement are set forth below.

NOW THEREFORE, in consideration of the above facts and the mutual promises set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The **Term** of the Lease as stated in paragraph 3 shall commence on February 1, 2020 and shall end on January 31, 2025.
2. The **Fixed Rent** as stated in Paragraph 5 shall be adjusted to \$1,400 per month for the first 12 months of the extension term (February 1, 2020 to January 31, 2021). Fixed Rent for each subsequent 12-month period shall be adjusted pursuant to the provisions of paragraph 25b.
3. The **Additional Rent** for calendar year 2020 shall be initially established at \$798⁰⁰ per month and is subject to adjustment as provided in the Lease.
4. All other terms and conditions of the Lease, including Exhibit B, Rules and Regulations, remain in full force and effect as if fully set forth herein.
5. The parties agree that as of the date of this Extension to Lease Agreement, neither party has any outstanding claim against the other arising out of the Lease.

TRADERS JUNCTION, LLC

By: _____

Bret Hall, Manager

YUMMY FOR YOUR TUMMY, LLC

By: _____

Dave Colemere, Manager

By: _____

Crystal Spencer, Manager