

**SECOND AMENDMENT TO STANDARD MULTI-TENANT OFFICE LEASE - GROSS
BETWEEN
KIWANIS CAL-NEV-HA FOUNDATION ("LESSOR")
AND
JAMES R. BROWN, M.D. INC. ("LESSEE")**

THIS SECOND AMENDMENT is made and entered into as of the 30th day of April, 2018, by and between KIWANIS CAL-NEV-HA FOUNDATION, a California Non Profit Public Benefit Corporation, as Lessor, and JAMES R. BROWN, M.D. INC., a California Corporation, which was originally shown as DR. JAMES R. BROWN, INC., on the hereinafter described Lease, as Lessee, with regard to the premises located at 8360 Red Oak Street, Suite 103, Rancho Cucamonga, California 91730 (the "Premises"), with respect to the following:

RECITALS

WHEREAS, Lessor and Lessee entered into a certain Standard Multi-Tenant Office Lease - Gross dated January 20, 2012 (the "Lease"), for the above-referenced Premises; and

WHEREAS, the Lease provided for a term of five (5) years and two (2) months commencing on June 1, 2012, and ending on July 31, 2017, with an option for one additional five (5) year extension of the Lease term; and

WHEREAS, Lessee did not exercise its option to renew for such additional five year period, but rather remained as a month to month tenant pursuant to the terms and conditions of the First Amendment to Standard Multi-Tenant Office Lease - Gross dated July 31, 2017; and

WHEREAS, Lessee and Lessor would now like to amend the term of the Lease from month-to-month to a fixed term of three (3) years with three (3) separate options to extend the term of the Lease for an additional one (1) year period.

NOW, THEREFORE, the parties agree as follows:

1. Effective August 1, 2018, the term of the Lease (the "Extended Term") shall be for a fixed term of three (3) years commencing August 1, 2018 (the "Commencement Date"), and ending July 31, 2021.
2. Commencing August 1, 2018, the base rent shall be \$1.72 per rentable square foot per month for a total of \$2,752.00 per month. Such base rent shall be increased

by \$0.06 per rentable square foot on each anniversary of the Commencement Date (August 1st of each year thereafter).

3. Commencing August 1, 2018, Lessee's share of the Common Area Operating Expenses shall be \$0.20 per rentable square foot per month for a total of \$320.00 per month. Lessee's share of the Common Area Operating Expenses shall increase by \$0.02 per rental square foot per month on each anniversary of the Commencement Date (August 1st of each year thereafter).
4. Lessor grants to Lessee three (3) separate options to extend the term of the Extended Term for a one (1) year period by Lessee delivering to Lessor a written notice of exercise of such option at least ninety (90) days before the end of the Extended Term or each option year thereafter. The base rent for each option year shall increase by \$0.06 per rentable square foot per month over the base rent during the previous year. Lessee's share of the Common Area Operating Expenses shall increase by \$0.02 per rental square foot per month for each one year extension period. Notwithstanding anything provided herein to the contrary, if Lessee does not exercise one of its options to extend the term of this Lease, all other options granted herein shall be invalid and of no further force or effect.
5. The Lease shall remain a month-to-month term until August 1, 2018.
6. All other terms and conditions of the Lease not expressly modified by this Amendment are hereby ratified and confirmed by Lessee and Lessor and shall remain in effect during the continuance of the Lease.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the date first above written at Rancho Cucamonga, California.

LESSOR:

KIWANIS CAL-NEV-HA FOUNDATION

By: _____


Peter C. Horton
Secretary

LESSEE:

JAMES R. BROWN, M.D. INC.

By: _____

 06-01-2018
James R. Brown, M.D.
President