

## THIRD AMENDMENT TO REAL PROPERTY LEASE

**THIS THIRD AMENDMENT** shall be effective as of the \_\_\_\_\_ of March \_\_\_\_\_, 2015 by and between **DSR Properties (Lakewood) LLC, dba THE LAKEWOOD GROUP**, hereinafter called "**Landlord**" and **SOUTHERN OREGON ELMER'S, LLC (DAVID R. THOMASON) dba PURPLE PARROT**, hereinafter called "**Tenant**".

### RECITALS

By Lease dated February 28, 1997 (the "Lease"), between Landlord (therein identified as "The Lakewood Center"), and collectively as Tenant David R. Thomason and Purple Parrot of Oregon, LLC, Landlord leases to Tenant certain premises containing approximately 2,000 square feet each (the "Premises") consisting of a portion of the building in the Lakewood Shopping Center in White City, Oregon, as more particularly described in the Lease, amended by The First Amendment dated December 1, 2004, between Landlord (therein identified as "White City Development, a partnership dba The Lakewood Group") and David R. Thomason, Robert W. Brutke and Purple Parrot of Oregon LLC, and as further amended by a Second Amendment to Real Property Lease dated June 1, 2010, by and between Landlord (therein identified as "The New Lakewood Group") and Robert W. Brutke, Vickie J. Brutke and Purple Parrot of Oregon LLC (as amended, the "Assigned Lease"), and as the Lease Assignment effective March 5, 2012 (the "Assignment") between The Assignor as the named Landlord, (therein identified as "White City Development, a general partnership under the laws of the state of Oregon), in favor of the Assignees identified on Schedule 1, and on November 20, 2012 Landlord consents to the assignment of the Lease from Assignor, Purple Parrot of Oregon, LLC (Robert W. Brutke) to Assignee, Southern Oregon Elmer's, LLC (David R. Thomason) by the Consent to Assignment.

### AGREEMENTS


In consideration of the mutual covenants and promises contained in this Agreement, Landlord and Tenant covenant and agree that the Lease is amended, supplemented and modified as follows:

1. **TERM** - Commencing on July 1, 2015 Landlord and Tenant have agreed to enter into a (60) month renewal term through June 30, 2020.
2. **BASE RENT** - Base rent for the renewal period shall be as follows:
  - July 1, 2015 – June 30, 2016 = \$2633.81 per month
  - July 1, 2016 – June 30, 2017 = \$2712.82 per month
  - July 1, 2017 – June 30, 2018 = \$2794.20 per month
  - July 1, 2018 – June 30, 2019 = \$2878.03 per month
  - July 1, 2019 – June 30, 2020 = \$2964.37 per month
3. **ADDITIONAL CHARGES** -Tenant shall pay all NNN and utility charges as per the Lease terms

IN WITNESS WHEREOF, the parties have executed this THIRD AMENDMENT as of the first day and year first set forth above. All terms and conditions of the Lease, dated February 28, 1997, shall remain in full force and effect.


**LANDLORD:**

**DSR Properties (Lakewood) LLC,  
dba THE LAKEWOOD GROUP**

By:   
David Wright, As Agent for Owner

**TENANT:**

**SOUTHERN OREGON ELMER'S, LLC.  
(DAVID R. THOMASON)**

By:   
David R. Thomason