

ENTERED

FOURTH AMENDMENT TO REAL PROPERTY LEASE

THIS FOURTH AMENDMENT TO REAL PROPERTY LEASE dated February 28, 1997 is made on December 13, 2019 by and between DSR Properties (Lakewood) LLC, 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, and amended by The Third Amendment commencing July 1, 2015, between Landlord (therein identified as "DSR Properties (Lakewood) LLC, and Southern Oregon Elmer's, LLC (David R. Thomason) dba Purple Parrot.

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 1st, 2020, Landlord and Tenant agree to enter into a (60) month renewal term through June 30th, 2025.
2. **BASE RENT** - Commencing July 1, 2020, base rent for the renewal period shall be as follows:
 - a. July 1, 2020 – June 30, 2021 = \$3,300.00 per month
 - b. July 1, 2021 – June 30, 2022 = \$3,415.50 per month
 - c. July 1, 2022 – June 30, 2023 = \$3,517.97 per month
 - d. July 1, 2023 – June 30, 2024 = \$3,641.10 per month
 - e. July 1, 2024 – June 30, 2025 = \$3,768.54 per month
3. **ADDITIONAL CHARGES** – Tenant shall pay all NNN and utility charges as per the Lease terms.

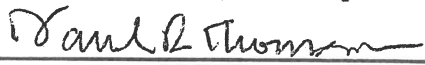
IN WITNESS WHEREOF, the parties have executed this FOURTH Amendment as of the day and year first set forth above. All terms and conditions of the Commercial Lease shall remain in full force and effect.

LANDLORD: CPM Real Estate Services, Inc.
As Agent for DSR Properties (Lakewood) LLC

By: 
Jayme Palodichuk, Real Estate Broker

Dated: 12/13/19

TENANT: Southern Oregon Elmer's, LLC
(David R. Thomason) dba Purple Parrot

By: 
David R. Thomason

Dated: 12-13-19