

SECOND AMENDMENT TO REAL PROPERTY LEASE

THIS SECOND AMENDMENT TO REAL PROPERTY LEASE dated January 16, 2002, is made effective as of December 15, 2009, for reference purposes, by and between, WHITE CITY DEVELOPMENT, a partnership dba THE LAKEWOOD GROUP, hereinafter called "Landlord" and MEDFORD SPORTS THERAPY CENTER, INC., an Oregon corporation and STEVEN ZERKEL AND BETH ANN ZERKEL, hereinafter called "Tenant".

RECITALS

WHEREAS, by Lease dated January 16, 2002 (the "Lease"), Landlord leased to Tenant certain premises containing approximately 3045 square feet (the "Premises"), located at 7336 Crater Lake Hwy., White City, Oregon 97503 as more particularly described in the Lease.

NOW, THEREFORE, 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:

AGREEMENT

1. **Premises.** Commencing on January 1, 2010 Tenant exercised the lease renewal option.
2. **Rent.** Commencing on January 1, 2010, base rent for the renewal period shall be as follows:
 - a. January 1, 2010 through February 28, 2010 - \$2,999.76
 - b. March 1, 2010 through February 28, 2011 - \$3,089.75
 - c. March 1, 2011 through February 28, 2012 - \$3,182.44
3. **Term.** Lease Term for renewal period shall be for a period of twenty-four (24) months.
4. **Authority.** Landlord hereby represents and warrants as follows: (i) Landlord has full right, power and authority to execute, deliver and perform this Second Amendment, and all required action and approvals therefore have been duly taken and obtained; and (ii) this Second Amendment is and shall be binding upon and enforceable against Landlord in accordance with its terms and will not result in a breach of or constitute a default of any instrument or agreement to which Landlord or the Premises is subject or bound
5. **Conflict in Terms.** All other terms and conditions set forth in the Lease are hereby ratified and shall remain the same and the Lease continues to be in full force and effect. To the extent that any provision of this Second Amendment conflicts with the Lease as previously amended, the terms of this Second Amendment shall control.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the day and year first set forth above. All terms and conditions of the Lease Agreement, dated January 16, 2002, shall remain in full force and effect.

LANDLORD:**WHITE CITY DEVELOPMENT,**A partnership dba **THE LAKEWOOD GROUP**By: Its: 12/15/09 Broker - agent for ownerDate: 12/15/09**TENANT:****MEDFORD SPORTS INJURY AND THERAPY CENTER, INC.**

an Oregon Corporation

By: 

Steven Zerkel

Date: 12-15-'09By: 

Beth Ann Zerkel

Date: 12-15-09