

FOURTH AMENDMENT TO REAL PROPERTY LEASE

THIS FOURTH AMENDMENT TO REAL PROPERTY LEASE dated January 16, 2002 is made on February 20, 2014 by and between DSR Properties (Lakewood) LLC, 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

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

By Lease Amendment dated July 1, 2004 (the "**First Amendment**"), Landlord and Tenant agrees to renew Lease Terms for certain premises containing approximately 3045 square feet each (the "**Premises**") located at 7336 Crater Lake Hwy., White City, Oregon 97503.

By Second Amendment dated January 1, 2010 (the "**Second Amendment**"), Landlord and Tenant agrees to renew Lease Terms for certain premises containing approximately 3045 square feet each (the "**Premises**") located at 7336 Crater Lake Hwy., White City, Oregon 97503.

By Third Amendment dated February 8, 2012 (the "**Third Amendment**"), Landlord and Tenant agrees to renew Lease Terms for certain premises containing approximately 3045 square feet each (the "**Premises**") located at 7336 Crater Lake Hwy., White City, Oregon 97503.

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 March 1, 2014, Landlord and Tenant agree to enter into a (24) month renewal term through February 28, 2016.
2. **BASE RENT** - Commencing March 1, 2014, base rent for the renewal period shall be as follows:
 - a. March 1, 2014 through February 28, 2015 - \$3,477.55
 - b. March 1, 2015 through February 28, 2016 - \$3,581.88
3. **RENEWAL OPTION** – Tenant shall have no remaining renewal options.

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

TENANT: Medford Sports Injury and Therapy Center, Inc.

By: _____
Jayme Palodichuk, Real Estate Broker

By: _____
Steven Zerkel

Dated: _____

Dated: _____

By: _____
Beth Ann Zerkel

Dated: _____