

SEVENTH AMENDMENT TO REAL PROPERTY LEASE

THIS SEVENTH AMENDMENT TO REAL PROPERTY LEASE dated January 16, 2002 is made on January 30 2020 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.

By Fourth Amendment dated February 20, 2014 (the "Fourth 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 Fifth Amendment dated January 28, 2016 (the "Fifth 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 Sixth Amendment dated January 31, 2018 (the "Sixth 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, 2020, Landlord and Tenant agree to enter into a (60) month renewal term through February 28, 2025.
2. **BASE RENT** – Tenant's base rent shall be based on the following schedule:
 - a. March 1, 2020 – February 28, 2021 = \$3,800.02 per month
 - b. March 1, 2021 – February 28, 2022 = \$3,914.02 per month
 - c. March 1, 2022 – February 28, 2023 = \$4,031.44 per month
 - d. March 1, 2023 – February 28, 2024 = \$4,152.38 per month
 - e. March 1, 2024 – February 28, 2025 = \$4,276.95 per month

IN WITNESS WHEREOF, the parties have executed this Seventh 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: 11/14/2020

TENANT: Medford Sports Injury and Therapy Center, Inc.

By: 
Steven Zerkel

Dated: _____

By: 
Beth Ann Zerkel

Dated: 1/31/2020