

SECOND AMENDMENT TO REAL PROPERTY LEASE

THIS SECOND AMENDMENT TO REAL PROPERTY LEASE dated December 08, 2010 is made on June 21, 2016 by and between DSR Properties (Lakewood) LLC, dba Lakewood Shopping Center, hereinafter called "Landlord" and BARBARA PORTER dba SIS-Q CELLULAR, LLC., hereinafter called "Tenant".

RECITALS

By Lease dated December 08, 2010 (the "Lease"), Landlord leases to Tenant certain premises containing approximately 1,380 square feet each (the "Premises") located at 7332 Crater Lake Hwy., White City, Oregon 97503 as more particularly described in the Lease.

By Lease Amendment dated June 3, 2014 (the "First Amendment"), Landlord and Tenant agrees to renew Lease Terms for certain premises containing approximately 1,380 square feet each (the "Premises") located at 7332 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 June 1st, 2016, Landlord and Tenant agree to enter into a (24) month renewal term through May 31st, 2018.
2. **BASE RENT** - Commencing June 1, 2016, base rent for the renewal period shall be as follows:
 - a. June 1, 2016 through May 31, 2017 - \$1,711.20
 - b. June 1, 2017 through May 31, 2018 - \$1,752.60
3. **RENEWAL OPTION** - Tenant shall one (1), two (2) year renewal option remaining.


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 Commercial Lease shall remain in full force and effect.

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

By: 
Jayme Palodichuk, Real Estate Broker

Dated: 6/21/16

TENANT: Barbara Porter
dba Sis-Q Cellular, LLC.

By: 
Barbara Porter

Dated: 6/21/16