

## FOURTH AMENDMENT TO REAL PROPERTY LEASE

**THIS FOURTH AMENDMENT TO REAL PROPERTY LEASE** dated December 8, 2010 is effective June 1, 2020, by and between DSR Properties (Lakewood) LLC, 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 First Amendment dated June 6, 2014 (the "**First Amendment**"), Landlord and Tenant agrees to renew Lease Terms for certain premises containing approximately 1,380 square feet (the "**Premises**") located at 7332 Crater Lake Hwy., White City, Oregon 97503.

By Second Amendment dated June 21, 2016 (the "**Second Amendment**"), Landlord and Tenant agrees to renew Lease Terms for certain premises containing approximately 1,380 square feet (the "**Premises**") located at 7332 Crater Lake Hwy., White City, Oregon 97503.

By Third Amendment commencing June 1, 2018 (the "**Third Amendment**"), Landlord and Tenant agrees to renew Lease Terms for certain premises containing approximately 1,380 square feet (the "**Premises**") located at 7332 Crater Lake Hwy., White City, Oregon 97503. Additionally, it was agreed that transfers or lease assignments shall not require the consent of Landlord if (a) the assignment of the Lease is to a U.S. Cellular Corporate entity or (b) an authorized U.S. Cellular agent provided said assignee entity has the same or greater verifiable net worth as current tenant.

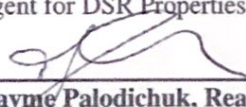
### AGREEMENTS

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 1<sup>st</sup>, 2020, Landlord and Tenant agree to enter into a (60) month renewal term through May 31<sup>st</sup>, 2025.
2. **BASE RENT** - Commencing June 1, 2020, Base Rent for the renewal period shall be as follows:
  - June 1, 2020 through May 31, 2021 - \$1,835.40
  - June 1, 2021 through May 31, 2022 - \$1,881.29
  - June 1, 2022 through May 31, 2023 - \$1,928.32
  - June 1, 2023 through May 31, 2024 - \$1,976.53
  - June 1, 2024 through May 31, 2025 - \$2,025.94
3. **RENEWAL OPTION** - Tenant shall have no renewal options remaining.

**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

  
Jayme Palodichuk, Real Estate Broker

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

  
Barbara Porter

Dated: 6/3/2020

Dated: 06/03/2020