

#### Lease Amendment #4

This Agreement, dated March 22, 2018, by and between DSR Properties (Lakewood) LLC, PO Box 430, Medford, OR 97501-0029 (hereinafter referred to as "Landlord") and H&R Block Enterprises, LLC, a Missouri limited liability company, (hereinafter referred to as "Tenant"),

#### WITNESSETH

WHEREAS, Landlord and Tenant entered into that certain Lease dated November 14, 2002, which has been extended and modified from time to time, which is currently scheduled to expire April 30, 2018 (collectively hereinafter referred to as the "Lease"), for certain real property containing approximately 945 square feet located at 7318 Crater Lake Highway, White City, OR 97503 (hereinafter referred to as the "Premises") which is located in Lakewood Center Shopping Center (hereinafter referred to as the "Shopping Center"),

WHEREAS, Landlord and Tenant desire to amend the Lease;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

That the Lease is amended effective upon full execution of this Agreement as follows:

1. Term:

The term of the Lease is hereby extended an additional four (4) years commencing on May 1, 2018 and expiring on April 30, 2022 ("Expiration Date").

2. Base Rent:

May 1, 2018 – April 30, 2019 (Eight Hundred Sixty Six and 25/100 Dollars)	\$866.25 per month
May 1, 2019 – April 30, 2020 (Eight Hundred Ninety and 08/100 Dollars)	\$890.08 per month
May 1, 2020 – April 30, 2021 (Nine Hundred Fourteen and 58/100 Dollars)	\$914.58 per month
May 1, 2021 – April 30, 2022 (Nine Hundred Thirty Nine and 67/100 Dollars)	\$939.67 per month

3. Rent Payments:

Under Section 6109 of the Internal Revenue Code, Landlord is required to provide Tenant with the correct Taxpayer Identification Number (TIN) in order for Tenant to file information returns to the IRS to report income paid to Landlord. Said W-9 form is included and Landlord shall return the form filled out upon Lease execution.

Rent shall be payable to: DSR PROPERTIES LAKEWOOD LLC  
C/O CPM REAL ESTATE SERVICES, INC.  
718 BLACK OAK DRIVE  
MEDFORD, OR 97504

Payee's Taxpayer Identification Number (TIN): 453417029

4. Tenant's Right to Cure:

Notwithstanding anything contained to the contrary in the Lease, if Landlord fails to perform any of its maintenance obligations under this Lease, and such maintenance obligations are ones which Tenant can perform or have performed, Tenant may notify Landlord of its intention to do so, and if Landlord fails to perform such maintenance obligations within fifteen (15) days from the receipt of such notice, Tenant may perform such obligations or have them performed and subtract the reasonable cost of doing so from the rent.

5. Notices.

Notwithstanding anything contained to the contrary in the Lease, all notices from Landlord to Tenant must be sent to the following address to be deemed sufficiently given:

H&R Block  
c/o Cushman & Wakefield  
575 Maryville Center Drive, Suite 500  
St. Louis, MO 63141  
Attn: H&R Block Dept ID #36239

Notwithstanding anything contained to the contrary in the Lease, all notices from Tenant to Landlord must be sent to the following address to be deemed sufficiently given:

DSR PROPERTIES LAKEWOOD LLC  
C/O CPM REAL ESTATE SERVICES, INC.  
718 BLACK OAK DRIVE  
MEDFORD, OR 97504

All other terms, covenants and conditions of the Lease shall remain in full force and effect. In the event of any conflicts between the terms and conditions of the Lease and the terms and conditions of this Agreement, the terms and conditions of this Agreement shall prevail.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Agreement to be fully executed as of the date last written below.

**LANDLORD:**  
DSR Properties (Lakewood) LLC

By: [Signature]  
Printed Name: Jayne Palodick  
Title: As Agent for Owner  
Date: 4/10/18

**TENANT:**  
H&R Block Enterprises, LLC, a Missouri limited liability company

By: Cushman & Wakefield U.S., Inc., Agent  
By: [Signature]  
Printed Name: Sarah Egart  
Title: Manager  
Date: 4-8-18