

Sixth Amendment to Lease Agreement

This Agreement, dated May 01, 2023, by and between DSR Properties Lakewood LLC, c/o CPM Real Estate Services, Inc, Medford, OR 97504 (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 modified and extended from time to time, which is currently scheduled to expire April 30, 2023 (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 three (3) years commencing on May 1, 2023 and expiring on April 30, 2026 ("Expiration Date").

2. Base Rent:

May 1, 2023 – April 30, 2024 (One Thousand Two Hundred Eighty-Seven and 50/100 Dollars)	\$1,287.50 per month
May 1, 2024 – April 30, 2025 (One Thousand Three Hundred Twenty-Six and 13/100 Dollars)	\$1,326.13 per month
May 1, 2025 – April 30, 2026 (One Thousand Three Hundred Sixty-Five and 91/100 Dollars)	\$1,365.91 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. Option to Renew:

As long as this Lease remains free from default by Tenant, Tenant shall have one (1) option to renew the Lease for one (1) additional period of three (3) years. Except for the Rent, which shall be according to the schedule below, the extended term shall be on the same terms and conditions as provided in the Lease. This option shall be exercised by giving written notice to Landlord not less than ninety (90) days prior to the Expiration Date.

May 1, 2026 – April 30, 2027 (One Thousand Four Hundred Six and 88/100 Dollars)	\$1,406.88 per month
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May 1, 2027 – April 30, 2028 (One Thousand Four Hundred Forty-Nine and 08/100 Dollars)	\$1,449.08 per month
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May 1, 2028 – April 30, 2029 (One Thousand Four Hundred Ninety-Two and 55/100 Dollars)	\$1,492.55 per month
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5. Title:

Notwithstanding anything contained to the contrary in the Lease, Landlord represents and warrants that Landlord owns the Premises and the Building, and has the authority to lease the Premises.

6. 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 600
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: _____

Printed Name: James M. Root

Title: Member

Date: 05/11/2023

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

By: Cushman & Wakefield U.S., Inc.

By: _____

Printed Name: Dustin Kohler

Title: Transaction Manager

Date: 5/10/2023

Information Request for Tenant's Insurance Policy

For reasons of information necessary for renewal of tenants' property insurance policy, the tenant requests the below information from the landlord prior to execution of the amendment:

Construction of Overall Building (steel, wood, concrete, etc.): _____

Year Building was Built: _____

Number of Floors for the Building: _____

Floor Tenant Occupies: _____

Age of the Roof: _____

Sprinkler System (Yes or No): _____

Sprinkler Type (if applicable): _____