

FIRST AMENDMENT TO LEASE

WHEREAS, the undersigned parties to that COMMERCIAL LEASE ("Lease") between Plessen Enterprises, Inc. and KAC357, Inc., executed by Mohammad Hamad on April 30, 2014, wish, pursuant to Paragraph 33.0(f) thereof, to amend that Lease, said lease is hereby amended on this 11th day of June, 2014, as follows:

1. **Personal Guarantee Added.** With regard to Paragraph 2.3.4, it is hereby amended to add a final sentence (underlined) as follows:

2.3.4 Commencement of Possession and. Payment of Rent: The Parties recognize that there is currently a partnership between Fathi Yusuf and Mohammad Hamed operating a grocery business in the Demised Premises. The Tenant shall not be granted possession of the Premises so long as this partnership is in possession of the Premises. Likewise, rent shall not be due until the Tenant has possession of the Premises. If for any reason said rent is not paid by KAC357, Inc. and remains unpaid 60 days after written demand, KAC357, Inc. has arranged for the undersigned Mohammad Hamed, as a personal guarantor, and he shall personally pay the rent, and shall be personally liable for any and all unpaid rents hereunder.

2. **Insurance Increased.** With regard to Paragraph 16.1.2, it is hereby amended as follows:


16.1.2 All Risks of Physical Loss or Damage Insurance ("Property Insurance") on the Improvements on the Premises to insure against loss or damage by fire, earthquakes and against other risks now embraced by so called "ALL RISKS" coverage, in amounts sufficient to prevent Landlord or Tenant from becoming a co-insurer of any partial loss under the terms of the applicable policies, but in no event less than \$7,000,000.00. Said amount shall be increased as needed in the future to comply with the need to avoid the landlord or the tenant from becoming a co-insurer. Notwithstanding the forgoing, the Tenant shall not be required to maintain coverage for the peril of windstorm.

3. All other terms, provisions and covenants will remain unchanged.

4. The amendments herein shall be effective forthwith, subject to the provisions of Paragraph 2.3.4 of the lease.




Mohammad Hamed, President
for Plessen Enterprises, Inc.



Waleed Hamed
for KAC357, Inc.

I do hereby undertake and agree to the personal guarantee of the rent due under the lease as set forth in the above amendment.



Mohammad Hamed
as Guarantor