

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (this "First Amendment") is effective as of June 18, 2025 (the "First Amendment Effective Date") by and between EGP Gainesville II, LLC, a Delaware limited liability company ("Landlord"), and CareerSource North Central Florida ("Tenant").

RECITALS:

WHEREAS, pursuant to that certain Lease Agreement, dated June 9, 2020 (the "Lease"), Landlord's predecessor-in-interest leased to Tenant certain retail premises consisting of approximately 10,554 square feet, as more fully described in the Lease (the "Premises"), located within the shopping center commonly known as "Gainesville Shopping Center" in Gainesville, Florida;

WHEREAS, the Initial Term of the Lease will expire on October 31, 2025;

WHEREAS, the Lease provides that Tenant had one option to renew the Initial Term for one period of five years (the "Existing Option"); however, Tenant failed to provide Landlord with the requisite prior written notice required to exercise the Existing Option and it is now null and void; and

WHEREAS, Landlord and Tenant now desire to amend the Lease upon the terms set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Recitals. The recitals set forth above are incorporated by reference and are made a part hereof. Except as otherwise set forth herein, all capitalized terms used but not defined in this First Amendment shall have the meaning set forth in the Lease.

2. Term and Minimum Annual Rent. The Term of the Lease is hereby extended for five (5) years commencing on November 1, 2025, through and including October 31, 2030 (the "First Renewal Period"), upon all the terms, covenants and conditions as during the Initial Term, unless modified herein, except that during the First Renewal Period, Tenant shall pay to Landlord Minimum Annual Rent in the amount below:

<u>Period</u>	<u>Annual Minimum Annual Rent</u>	<u>Monthly Minimum Annual Rent</u>
11/1/2025 – 10/31/2026	\$177,518.28	\$14,793.19
11/1/2026 – 10/31/2027	\$182,843.83	\$15,236.99
11/1/2027 – 10/31/2028	\$188,329.14	\$15,694.10
11/1/2028 – 10/31/2029	\$193,979.02	\$16,164.92
11/1/2029 – 10/31/2030	\$199,798.39	\$16,649.87

3. Additional Rent. During the First Renewal Period, Tenant shall remain responsible for any and all Additional Rent set forth in the Lease including, but not limited to, Tenant's Proportionate Share of Common Area Charges and Tenant's Proportionate Share of Real Estate Tax Expense, per month, all of which are subject to adjustment pursuant to the Lease.

4. No Extension Options. Any options for Tenant to further extend or renew the Term of the Lease are hereby terminated.

5. Condition of Premises. Notwithstanding any provision of the Lease to the contrary, Landlord shall not have any obligation to perform any work or pay any cost of any improvements to the Leased Premises.

6. Estoppel. Tenant agrees that: (a) the Lease is in full force and effect as of the date of execution of this First Amendment; (b) Landlord is not in default under any of the terms of the Lease; (c) all obligations and conditions under the Lease to be performed to date by Landlord have been satisfied; (d) no event has occurred which, with the passage of time or the giving of notice or both, would constitute an event of default by Landlord under the Lease; and (e) Tenant has no current defenses or claims against Landlord or rights of offset against any rents payable to Landlord under the Lease or otherwise. Tenant, in consideration of the execution of this First Amendment by Landlord, hereby releases, discharges and covenants not to sue Landlord, its employees, its agents, and its successors and assigns from any and all claims, suits, actions or causes of action in law or in equity arising directly or indirectly out of or pursuant to the Lease or the use and occupancy of the Leased Premises arising prior to the date of this First Amendment.

7. Brokers. Landlord and Tenant each warrant to the other that it has not had dealings with any broker or agent in connection with this First Amendment. Landlord and Tenant covenant to pay, hold harmless, indemnify and defend each other from and against any and all cost, expense (including attorney's fees) or liability in connection with any compensation, commissions or charges claimed by any broker or agent utilized by Landlord or Tenant with respect to this First Amendment or negotiation thereof.

8. Miscellaneous. The Lease is hereby ratified and shall remain in full force and effect as hereby amended.

9. Entire Agreement. There exists no understandings, agreements or promises between Tenant and Landlord other than those expressly set forth in the Lease as hereby amended. The parties each expressly represent and affirm that it is not relying on any representation by any person or entity, including, but not limited to, Landlord or its agents, which is not expressly stated in this First Amendment or in the Lease. The parties each acknowledge that Landlord has relied upon this representation in entering into this First Amendment. This First Amendment, together with the Lease, constitutes the entire agreement of the parties.

10. Authority. Landlord and Tenant each represent and warrant to the other that each respective party has the full right, legal power, and actual authority to enter into this First Amendment, and has obtained the consent of any and all persons, firms, or entities, including lenders, as is required to enter into this First Amendment.

11. Counterparts. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. This First Amendment may be executed and delivered by a party by facsimile, electronic signature (e.g. DocuSign) or e-mail transmission, which transmission copy shall be considered an original and shall be binding and enforceable against such party.

[Remainder of page left intentionally blank; signature page follows.]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed and delivered, all as of the First Amendment Effective Date.

LANDLORD:

EGP GAINESVILLE II, LLC,
a Delaware limited liability company

By: EGP Fund II Manager, LLC,
a Delaware limited liability company,
its manager

By: _____

Name: Nicholas G. Hodge

Title: Manager

TENANT:

CareerSource North Central Florida

By: _____

Name: Phyllis Marty

Title: Chief Executive Officer