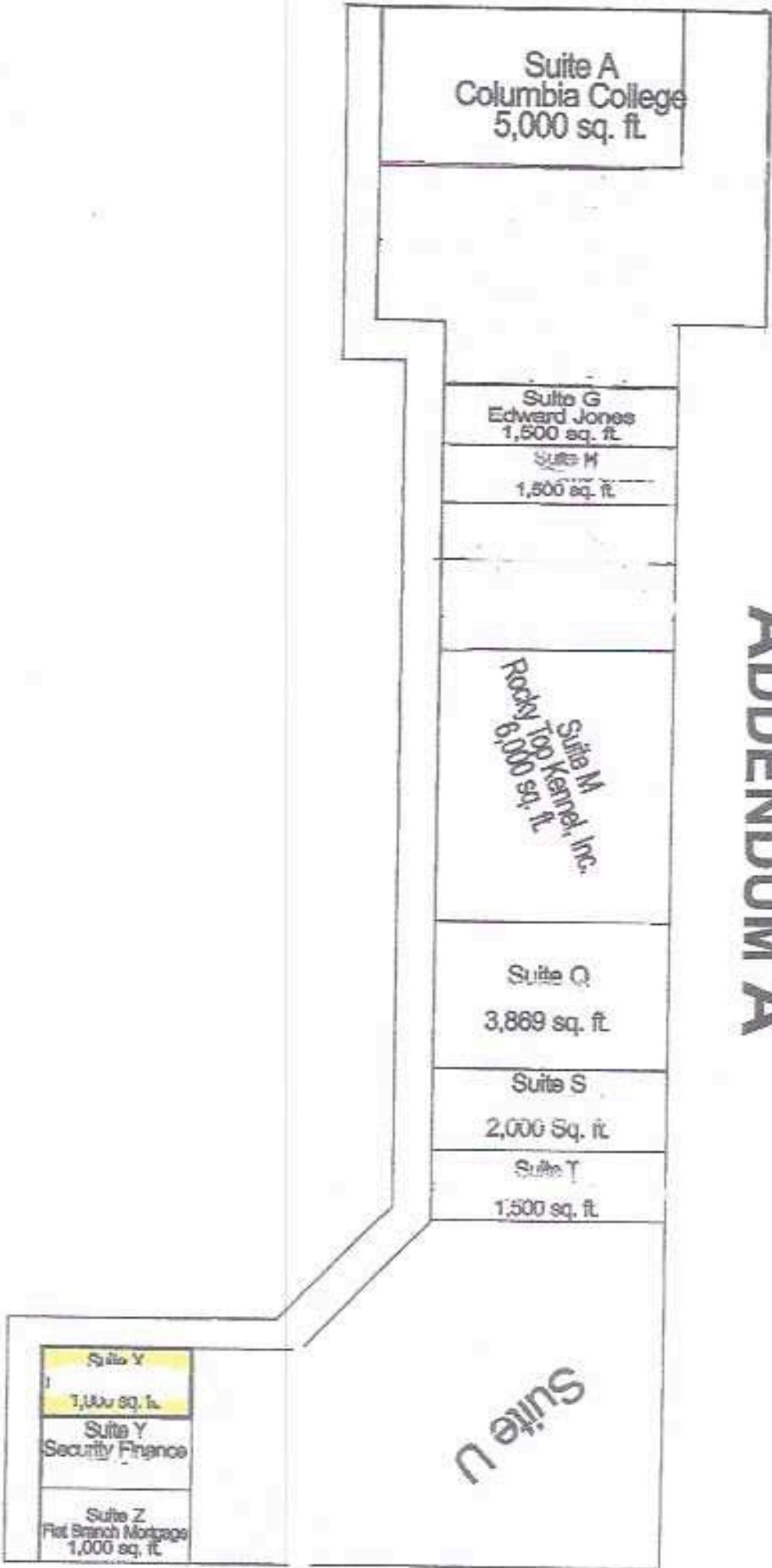


TOWNFIELD PLAZA  
WAYNESVILLE, MO

ADDENDUM A



## EARLY-LEASE TERMINATION AGREEMENT

This Early Lease Termination Agreement (the "Agreement") made and entered into on this \_\_\_ day of August, 2024 ("Effective Date"), is by and between Tim and Ali Harrington ("Lessor"), and Columbia College ("Lessee or "Tenant"). The Lessor and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

Whereas, Both Parties previously entered into a lease date August 23, 2013 for 5,000 square feet at 320 Ichord Avenue, Suite A Waynesville, Missouri and subsequently entered into a First Amendment dated July 2, 2018 and a Third Amendment dated November 23, 2021 (collectively, the "Lease"); and

The Parties hereby agree to an early termination of the Lease upon the following terms and conditions.

1. **TERMINATION OF LEASE.** It is agreed by the Parties that the Lease is hereby terminated with a termination date of October 31, 2024 ("Termination Date") in exchange for \$ 0.00.
2. **RELEASE OF LIEN.** Lessor shall release any and all Liens for Rent created under Section 25 of the Lease.
3. **RELEASE OF LIABILITY.** The Parties here release and forever discharge each other from any and all claims, actions, debts, liabilities, and obligations of any kind or nature arising out of this Agreement, except for obligations expressly agreed to herein.
4. **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of Missouri.
5. **AMENDMENTS.** No amendment, change, or modification of this Agreement shall be valid unless in writing and signed by both Parties.
6. **SEVERABILITY.** If any part of this Lease is found invalid or unenforceable, the remaining sections shall continue in full force, unaffected by the invalidity of any other part.
7. **FINAL AGREEMENT.** This Agreement constitutes the entire agreement between the Lessor and Tenant with respect to its subject matter and supersedes all prior agreements, representations, and understandings of the Parties.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Early Lease Termination Agreement as of the date first above written.

**Lessor's Signature:**



**Date:**

8/22/24

Print Name: \_\_\_\_\_

**Tenant's Signature:**

**Date:**

Print Name: \_\_\_\_\_