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Date: 08.07.2023 11:35

Remaining pages: 1

From: Dennis A. Fordham, Attorney

Regarding: 11761 Carson St., Lakewood, California

To: Jamie Kim, Esq.

Company: Cao Cao, LLC.

Location: 14730 Beach Bl Suite 106 La Mirada CA 90638

Phone number: 213-788-3588

Fax number: 213 788-3380

Comments:

Attached is the First Amendment to Lease Dated June 11, 2003.

FIRST AMENDMENT TO LEASE DATED June 11, 2003

July 31, 2023

This First Amendment to Lease (the "1st Amendment") is entered into as of July 31, 2023 with respect to the certain Lease dated June 11, 2003 ("Original Lease"), by and The Williams Family Trust dated March 3, 1995, Harold F. Williams and Bertha L. Williams, Trustors and Trustees ("Lessor") and The Makena Great American Pioneer Company, LLC ("Original Lessee"), who then assigned its rights to Sang Joen Kim aka Sang Jeon Kim by Assignment of Ground Lease dated June 1, 2006, who then assigned its rights to Cao Cao, LLC, a California Limited Liability Company ("Current Lessee") by Assignment of Ground Lease dated September 25, 2017 and recorded in the Los Angeles County Recorder's Office on November 30, 2017, bearing recording # 20171383205, for the premises located at 11761 Carson Street Lakewood California ("Premise").

Whereas the title to the Premise has transferred from the Original Lessor to Laurence E. Williams and Donna R. Williams, Trustees of the Laurence Williams Trust via probate in Lakeport Superior Court on August 1, 2023.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IT IS AGREED BY AND BETWEEN LESSOR AND CURRENT LESSEE that the Lease shall be amended as follows:**

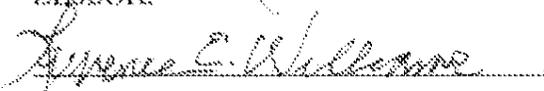
I. Section 1.03 Duration of Lease.

Term: 50 years from August 1, 2023

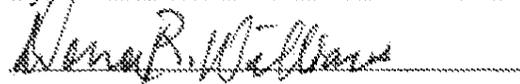
Except as otherwise amended above, the terms of the Original Lease and the Assignments of the Lease are reaffirmed as if restated in full herein.

IN WITNESS WHEREOF, the undersigned representing all of the parties have executed this Amendment as of the date above-written.

LESSOR:

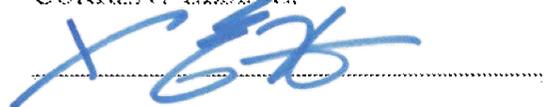


By: Laurence E. Williams, Co-Trustee of the Laurence Williams Trust



By: Donna R. Williams, Co-Trustee of the Laurence Williams Trust

CURRENT LESSEE:



Cao Cao, LLC.