

COMMERCIAL LEASE EXTENSION

This COMMERCIAL LEASE EXTENSION ("Lease Extension") is entered into as of December 10, 2025, by and between RDK Investments LLC, an Idaho limited liability company ("Lessor"), and Swaggart Brothers Inc, An Oregon corporation ("Lessee").

RECITALS

A. Lessor is the owner of real property consisting of approximately 2.59 acres of land (the "Land") and an office/shop of approximately 6,054 sq ft. (the "Building") and having a street address of 13207 N. Dekay Road, Pocatello, ID 83201 (collectively the "Real Property"); and

B. Lessee and Lessor are parties to a Commercial Lease Agreement for the Real Property with the effective date of June 1, 2024 (the "Lease"), under which Lessee has the option to extend the Lease until May 31, 2028.

NOW THEREFORE, in consideration of the foregoing, the mutual promises, covenants, representations and warranties hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the parties hereto agree as follows:

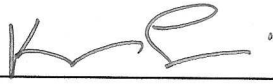
1. The 2 year lease extension option through May 31, 2028 is hereby terminated.
2. Lessee and Lessor do hereby agree to extend the Lease through May 31, 2027 at a Monthly Rental amount of \$7,200.
3. Beginning June 1, 2027, the Lease shall continue on a month to month basis until terminated by either party and the Monthly Rental amount under the Lease shall increase by 2.5%. Rent under the Lease will continue to increase by an additional 2.5% each following year on June 1 as long as the Lease continues on a month to month basis.
4. A termination of the Lease may only be made on or after May 31, 2027 and requires a 180 day written notice by the terminating party.
5. All other provisions of the Lease shall remain in place and shall apply to this Lease Extension.


Signatures on following page

IN WITNESS WHEREOF, the parties hereto hereby execute this Lease Extension to be effective as of the day and year first above written.

LESSOR: RDK Investments LLC

LESSEE: Swaggart Brothers Inc.

By: 

By: 

Name: Kary Lewis

Name: Nicholas Pierson

Title: Manager

Title: Vice President

Date: 12/10/2025

Date: 12/10/2025