

ADDENDUM TO LEASE

AGREEMENT Made this _____ day of April 2023 by and between 13 ASSOCIATES LLC (hereinafter, Lessor) and, BREVARD WORKFORCE DEVELOPMENT BOARD, INC. d/b/a CAREERSOURCE BREVARD a Florida Not-for-profit corporation (hereinafter Lessee).

WITNESSETH:

Whereas, on March 21st, 2017, the parties hereto enter into a Lease Agreement for the following described premises:

3880 S Washington Avenue, Titusville Fl 32780

Suite 214 (+/- 5,000 SF)

NOW THEREFORE, in consideration of the mutual covenants herein and in the stated Lease, the parties agree as follows:

- 1) The lease term shall be extended such that it shall expire 11:59PM Local time on June 30th, 2026. The monthly base rent shall be as follows:

7/1/2023 - 6/30/2024: \$3,793.76 / Month + (Tax Exempt)

7/1/2024 - 6/30/2025: \$3,895.83 / Month + (Tax Exempt)

7/1/2025 - 6/30/2026: \$4,000.00 / Month + (Tax Exempt)

Except as expressly amended herein, the subject Lease Agreement / Guaranty will remain in full force and Effect

IN WITNESS WHEREOF, the parties have executed this Lease Modification agreement on the date as set forth above.

LESSOR : 13 Associates LLC

By: Louis Trines Date: 4-17-23

Manager

LESSEE: BREVARD WORKFORCE DEVELOPMENT BOARD, INC. d/b/a

CAREERSOURCE BREVARD a Florida Not-for-profit corporation

Marci Murphy

04 / 13 / 2023

By: _____ Date: _____

Manager