

ADDENDUM TO LEASE AGREEMENT

This Addendum to the Lease Agreement (the "Addendum") is made effective as of July 1, 2023 by and between Link Education Partners, Inc, a New Jersey Not-For-Profit Corporation, having an office at 23 Pennsylvania Avenue, Newark, New Jersey 07114 ("Landlord"), and Link Community Charter School, Inc., a New Jersey Not-For-Profit Corporation, having an office at 23 Pennsylvania Avenue, Newark, New Jersey 07114 ("Tenant").

WITNESSETH:

WHEREAS, Landlord is the Owner of the premises located at 23 Pennsylvania Avenue, Newark, New Jersey, 07114; and

WHEREAS, the Landlord and Tenant have an existing lease agreement, first entered into in 2014 and have renewed that lease agreement as recently as 2021, and now wish to add this addendum to reflect the lease of additional space, with all lease agreement provisions continuing in full force and effect throughout the terms of this addendum, and more particularly as follows:

WHEREAS, the Landlord desires to lease additional space in its property at 23 Pennsylvania Avenue to the Tenant and the Tenant desires to rent additional space in the property from the Landlord, as described herein, in "as is" condition on the date of the lease and subject to the conditions and covenants set forth herein; and

WHEREAS, the Landlord is leasing the 8th floor of the premises located at 972 Broad Street, Newark, New Jersey 07102; and

WHEREAS, the Landlord desires to sublease a portion of the space at 972 Broad Street to the Tenant and Tenant desires to rent the space from the Landlord, as described herein, in "as is" condition on the date of the lease and subject to the conditions and covenants set forth in the current lease.

1. TERM AND POSSESSION.

The term of this Lease will begin on July 1, 2023 and unless terminated sooner pursuant to the terms of this Lease, it will continue until its expiration on June 30, 2025. The Landlord may terminate this Lease sooner upon ninety (90) days notice to the Tenant for any reason or no reason.

2. LEASE SPACE

The Lease will include four (4) rooms in the lower level in the premises located at 23 Pennsylvania Avenue, previously used by Link Education Painers and space on the 8th floor at 972 Broad Street.

3. PURPOSE.

The Tenant will be using the Premises (Pennsylvania Avenue and Broad Street locations) as a Charter School and as district level offices and must comply with the New Jersey Charter School Statutes and Regulations, and relevant laws, statutes and regulations governing New Jersey Public Schools.

4. LEASE PAYMENTS.

Tenant covenants and agrees to pay to Landlord as rent for and during the term of this lease, the annual sum of \$72,000, which includes \$2,000.00 per month, beginning July 1, 2023, for 23 Pennsylvania Avenue and \$4,000 per month for office space and parking spots, beginning July 1, 2023, for 972 Broad Street, to be paid in monthly installments of \$6,000.00. In the event any rent payment is not received by Landlord within fifteen (15) days of its due date, a five percent (5%) late charge may be applied.

In Witness Whereof, the parties have here set their hands and seals, or caused these presents to be signed by their proper corporate officers and their proper corporate seal to be affixed to this Lease, the day and year first above written.

The parties, having read and agreed to the above terms, sign their names as follows:

LANDLORD, LINK EDUCATION PARTNERS

BY: _____

Dated: _____

Name _____

Title _____

TENANT, LINK COMMUNITY CHARTER SCHOOL

BY: _____

Dated: _____

Name _____

Title _____